



**Land Use and Long
Range Planning**

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**ADMINISTRATIVE REVIEW TEAM
MEETING MINUTES
SEPTEMBER 20, 2012**

Attendees:

Steve Langworthy, ART Chair/Director of Land Use and Long Range Planning; Gary Gunderman, Planning Manager; Laura Ball, Landscape Architect; Barb Cox, Engineering Manager; Alan Woo, Fire Chief; Ray Harpham, Commercial Plans Examiner; Colleen Gilger, Economic Development Manager; Fred Hahn, Director of Parks and Open Space; Dan Phillabaum, Senior Planner; Jeannie Martin, Landscape Architect; and Ebony Mills, Office Assistant II.

**12-064MPR – BSC Sawmill Center Neighborhood District – Kentucky Fried Chicken –
Modifications to Existing Structure, Signs, and Site Related Improvements – 6611 Sawmill
Road**

Dan Phillabaum said this is a request for exterior modifications to an Existing Structure, including signs and site related improvements for an existing restaurant located at 6611 Sawmill Road in the BSC Sawmill Center Neighborhood District. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.065(E).

Mr. Phillabaum said site modifications will include the addition of another ADA parking spot, restriping and modifications to the sidewalks to meet ADA standards. He said sign faces and monument signs will be replaced. He said the existing brick will be retained and the new areas of infill brick are very similar to what is existing. He said the cooler will remain; the front facing tower roof will be removed.

Mr. Phillabaum said the canvas awnings and gooseneck lights will be replaced with a horizontal canopy with can lights mounted underneath.

Adam Macke, GPD Group, the applicant, said the canopy over the side door will stick out farther than the others to accentuate the entrance.

Steve Langworthy asked if the canopy will cover the entrance walkway. Mr. Macke said it will be very close.

Mr. Phillabaum said that because this is a corner lot it is allowed two building-mounted signs and two ground signs. He said the signs will be channel letters and meet Code. He said the second wall sign is lower than the fifteen foot height limit. He said next to both signs is accent lighting with up-lights and down-lights, which meet the Bridge Street Code in terms of lighting levels and intensity. He said there will be two lights on the side, three in front and three by the drive-thru.

Mr. Phillabaum said the door and the sidewalk near the drive-thru will be removed. He said the door area will be bricked up, with brick similar to what is currently onsite. He said a door will be added to the front of the building, and the landscape will be moved to the side of the building.

Ray Harpham asked if there will be egress lighting. Mr. Macke said yes, at the front and kitchen entrances.

Mr. Langworthy inquired why can lights are on the sign which moves the elevation lettering off to one side. Mr. Macke said the design is aesthetic; KFC wants wall wash up and down with no hit light.

Mr. Langworthy said City Council and the Planning and Zoning Commission have given broad guidelines for sign quality and character. He said, at a minimum, the lettering should be three dimensional and add to the architectural character of the building. Mr. Macke asked if it was possible to change the sign at a later date. Mr. Langworthy said yes.

Mr. Langworthy asked if there were any further questions for Mr. Macke. [There were none.]

12-061ARTW – Avery Park Water Tower – AT&T Antenna Co-Location – 7699 Avery Road

Steve Langworthy said there has been discussion with the City attorney and Dana McDaniel concerning the lease agreement with AT&T for the space on the water tower.

Barb Cox said after the tower was painted some of the brackets remained empty. She said called Jan Murphy to inquire if the brackets are going to be used. She said if the existing brackets are not going to be used, they should be used for this antenna.

Mr. Langworthy said the use of the availability of the brackets will need to be known by September 27.

Mr. Langworthy asked if there were any further question. [There were none.]

12-063ARB-BPR – BSC Historic Core District – North Riverview Street Mixed-Use Redevelopment – Demolition and Basic Plan Review – 40 Blacksmith Lane – 53 North Riverview Street

Fred Hahn said during the last meeting Jeff Tyler asked about having the applicant demonstrate there is a financial burden to repair the property.

Dan Phillabaum reported that Mr. Tyler commented that he was not convinced of the argument that no economic use of the property remains; he said that Mr. Tyler would like to see more information about the costs of renovation.

Mr. Hahn suggested bringing in a contractor to estimate the costs of repair.

Jeannie Martin suggested a contractor who specializes in historic structures.

Barb Cox said the description should include what it will cost to make the property livable by today's standards.

Mr. Hahn said the ability to recover the cost after the renovations could be an argument for the applicant.

Mr. Langworthy said it will put the applicant at a disadvantage if two of the properties can be renovated but four cannot. He said it needs to be determined which structures maintain historic significance.

Ray Harpham said what is considered a fair return on the renovation of these properties will differ by person. He asked if the new structure can contribute to the area more than the current structure. He said willful neglect of any building will deteriorate it over time.

Mr. Hahn asked if condition four has the strongest potential to be found favorable to the applicant.

Mr. Phillabaum said condition four is certainly the easiest condition for the applicant to demonstrate that it has been met. He said the current structures will not be demolished until the design for a new structure is approved.

Mr. Langworthy said the Basic Plan Review application submitted with this application is intended to showcase what is going to be put in place of the structures, should they be demolished.

Chief Woo said the existing properties will need an asbestos inspection.

Ms. Martin said the property owner could have been updating the property all along.

Mr. Langworthy said he has asked for a list of improvements but none have been provided at this time.

Ms. Cox said it would be hard to review permit records because not everything requires a permit.

Mr. Langworthy said it may be possible to find someone who will restore the buildings and not expect a return on their investment.

Mr. Hahn asked if the parking is self contained. Mr. Phillabaum said it meets the number of parking spaces per Code.

Mr. Hahn asked if there was on-street parking. Mr. Phillabaum said that there was on-street parking on Blacksmith Lane, but the spaces are angled the wrong way. Mr. Phillabaum said parallel parking may be required; we will need to know what type of streetscape is desired.

Ms. Cox said there cannot be parking on North Riverview because the right of way is needed for sewer and water. She said there is public infrastructure on Wing Hill.

Mr. Harpham asked if a fire truck can get down the east side.

Ms. Cox said there is a grade separation which would prevent the fire department from going straight through.

Chief Woo said Fire is concerned with the access, but not egress. He said the largest fire truck is 70 feet and it does not look like the truck would be able to make the turn.

Mr. Hahn said it appears as though the plan will need to be reconfigured to address some of these concerns. Mr. Phillabaum agreed, and noted that Planning would point out some of the major considerations to the applicant.

Chief Woo said there needs to be set up in the corners of the building and a set zone. Mr. Langworthy inquired if fire can set up on Bridge Street. Chief Woo said yes.

Ms. Cox said there is no water on Blacksmith and the hydrant on Riverview is not easy to reach.

Mr. Langworthy asked Fire to send Mr. Phillabaum all of their concerns to incorporate into the report. He asked if there were any further comments. [There were none.]

Administrative

Gary Gunderman provided a brief update regarding potential upcoming applications. Mr. Langworthy asked if there were any changes to the September 13, 2012 meeting minutes. Barb Cox previously sent edits to Ebony Mills. Mr. Langworthy accepted the minutes into record as amended.

Steve Langworthy confirmed there were no further items of discussion and adjourned the meeting.

As approved by the Administrative Review Team on September 27, 2012.