



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

APRIL 4, 2013

Attendees

Gary Gunderman, Planning Manager; Jennifer Rauch, Planner II; Justin Goodwin, Planner II; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Laura Ball, Landscape Architect; Barb Cox, Engineering Manager; Colleen Gilger, Economic Development Manager; Pam Sells, Applicant; Sara Rastegar, AEP; Edward Maher, AEP; Andrew Schall, EMH&T; David Larson, Applicant; and Flora Rogers, Administrative Assistant.

Gary Gunderman called the meeting to order.

Case Introduction

1. 13-021ARTW – Sprint Antenna Co-Location – Avery Park – 7673 Avery Road

Mr. Gunderman introduced this request for Sprint to replace 3 panel antennas, install 6 new remote radio heads (2 each behind the three antenna panels), add 2 new cabinets, and replace coax cable with 3 new fiber optic cables. The site is located on the west side of Avery Road approximately 500 feet south of the intersection with Brand Road.

Laura Ball said the plans were mislabeled as "Dublin Fire Station" on the packet and asked if that could be revised prior to the determination meeting.

Barb Cox explained the location was along the fence line of the baseball field.

Mr. Gunderman said all structured around antennas equipment on the ground fits within the existing foot print.

Ms. Cox said it appeared that 2 cabinets were being removed.

Ms. Ball said with the removal of the two cabinets the foot print shrinks.

Ms. Ball asked that a condition be added, that if there is any damage from construction that the site be restored to the satisfaction of the Parks and Open Space Director.

Mr. Gunderman asked if there were any further questions. [There were none]

Mr. Gunderman said there is 28 days for this type of review and he was unsure if this application would require the full length of time and would check if this was planned for the next ART meeting on Thursday, April 11th.

**2. 13-022ARTW – Sprint Antenna Co-Location – Riverside Park – 7377
Riverside Drive**

Mr. Gunderman introduced this request for Sprint to replace 3 panel antennas, replace 2 equipment cabinets, install 6 new remote radio heads (to be placed behind the panel antennas), remove coax cable, and install 3 new fiber optic cables. The site is located on the west side of Riverside Road approximately 250 feet north of the intersection with Hanna Hills Drive.

Mr. Gunderman said the improvements are similar.

Ms. Ball said the existing ice bridge is indicated to be removed and asked that it be verified.

Ms. Cox said the existing ice bridge is shown to be removed with the equipment migration.

Ms. Ball asked that the detail be shown on the plan.

Ms. Ball asked that a condition be added, that if there is any damage from construction that the site be restored to the satisfaction of the Parks and Open Space Director.

Mr. Gunderman asked if there were any further questions. [There were none]

Mr. Gunderman said there is 28 days for this type of review and he was unsure if this application would require the full length of time and would check if this was planned for the next ART meeting on Thursday, April 11th.

**3. 13-026WID-DP – West Innovation District ID-3 – AEP Substation – 7723
Plain City-Dublin Road (SR 161)**

Justin Goodwin introduced this request for the development of a new electrical substation for electrical transmission and distribution on an approximately five acres. The site is adjacent to City of Dublin land along Houchard Road and SR 161 in the West Innovation District. This Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

Mr. Goodwin said this AEP Substation development has requirements as part of a purchase agreement with the City dealing with landscaping and fence location. He said the landscaping details required in the agreement conflict with site design limitations and there is a question as to if the purchase agreement must be amended or if an Administrative Departure needs to be reviewed. He explained that the site needs for the substation require the fence to be located closer to the east property line and the extent of landscaping and mounding in this area cannot meet the specifics of the purchase agreement. The temporary access from SR 161 to the south portion of the substation is to be compacted gravel which is not consistent with the Zoning Code.

Ray Harpham suggested the ART would need to get a recommendation from Legal Counsel, but thought the purchase agreement would need to be revised.

Andy Schall, EMH&T, said the departure adheres to the spirit of the agreement, the issue is they have 10 feet area in which to plant two rows of trees.

Mr. Goodwin read from the agreement and thought there might be enough flexibility in the agreement due to limitations related to the 150 foot utility easement.

Mr. Schall indicated they are doing everything to screen and provide public safety, however there are horizontal constraints to provide drainage and the intent is being met.

Barb Cox said this site appears to have sufficient detention and asked if the existing tower was coming down.

Edward Maher, AEP, said the tower inside the station would be replaced with a monopole tower.

Sara Rastegar, AEP, said the old towers have a much bigger footprint than the new towers.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.]

Mr. Goodwin said they will consult with Legal for review or modifications to the purchase agreement.

Mr. Schall asked if Legal would produce a document with determination beyond the ART and Engineering review of the construction plans, related to the need for an additional stormwater easement.

Ms. Cox said there would be documentation.

Mr. Harpham said review services did not anticipate a building permit review.

Mr. Goodwin clarified that this project will require a 'site-only' permit review, but not a building permit.

Ms. Cox said the applicant will work with ODOT after a determination with ART to obtain right-of-way permits.

Mr. Gunderman said this case will return to the ART in the next couple of weeks.

Case Determination

4. 13-020ARB-MPR – BSC Historic Core – Tails Above the Rest – Signs – 14 S. High Street

Jennifer Rauch said this is a request for a new business to install an 5.86-square-foot projecting sign located on the east side of S. High Street south of the intersection with Bridge Street.

Ms. Rauch said the proposed recommendation is approval to the Architectural Review Board with no conditions.

Mr. Gunderman asked if the applicant had any comments.

Pam Sells, applicant was present and had no comments.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this Minor Project Review application and the applicant will be forwarded to the Architectural Review Board for final approval.

5. 13-023ARB-MPR – BSC Historic Residential – Larson Residence – Roof Replacement – 76 South Riverview Street

Jennifer Rauch said this is a request for the replacement of an existing shingle roof with a standing seam metal roof for an existing residence on the east side of South Riverview Street at the intersection with Eberly Hill.

Ms. Rauch said this Minor Project Review as proposed is in accordance with Zoning Code, the Bridge Street Code and the *Historic Dublin Design Guidelines*. She said the new roof material color will be Colonial Red.

Ms. Rauch said the proposed recommendation is approval to the Architectural Review Board with no conditions.

Mr. Gunderman asked if the applicant had any comments.

David Larson, applicant was present and had no comments.

Mr. Gunderman asked if the Administrative Review Team members had any further questions or concerns regarding this proposal. [There were none.] He confirmed the Administrative Review Team's recommendation of approval of this Minor Project Review application and the applicant will be forwarded to the Architectural Review Board for final approval.

Administrative

Mr. Gunderman said there he was not aware of any potential upcoming applications. Mr. Gunderman asked if there were any changes to the March 28, 2013 meeting minutes [there were none]. Mr. Gunderman accepted the minutes into the record as presented.

Mr. Gunderman confirmed there were no further items of discussion and adjourned the meeting.