



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JANUARY 24, 2013

Attendees

Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Jeff Tyler, Director of Building Standards; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Economic Development Manager; Claudia Husak, Planner II; Ray Harpham, Commercial Plans Examiner and Ebony Mills, Office Assistant II.

Rachel Ray called the meeting to order.

Case Introductions

1. 13-004MPR – BSC Sawmill Center Neighborhood District – Fifth Third Bank Signs – 3800 West Dublin-Granville Road

Rachel Ray presented this application on behalf of the case manager, Jennifer Rauch.

Rachel Ray said this is a request to replace two wall signs and two ground signs for the Fifth Third Bank located on the northeast corner of the West Dublin-Granville Road at its intersection with Dublin Center Drive in the BSC Sawmill Center District. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). She said the existing ground signs will be replaced with new signs with brick bases.

Ms. Ray said Planning recommends approval of the request with five conditions:

1. The applicant provide a scaled site plan verifying the sign locations ensuring the sign located along Sawmill Road is not located any farther to the east than the eastern edge of the existing sign; and
2. The brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of sign cabinets; and
3. The landscape material proposed around the sign base should be modified to provide plant material that reaches 3 feet in height; and

4. The sign face should be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing; and
5. An easement encroachment agreement be obtained for the ground sign located along Sawmill Road.

David Williamson, the applicant, reviewed conditions 1 and 5 with Barb Cox. Ms. Cox explained requirements for sign placement and stated she will work with the applicant to verify the location of the easements along Sawmill Road.

Mr. Williamson requested that the fifth condition be amended to stated that the easement encroachment agreement be obtained if determined to be necessary, in the event that there may be no easements within the vicinity.

Ms. Ray said she would amend the fifth condition and ensure that the applicant receives a copy of the easement encroachment agreement.

Mr. Williamson said he will incorporate a brick base and comply with the landscape condition. He said the bricks for the base will match those of the building as much as possible.

Mr. Williamson inquired if the ART prefers the lettering and logo on the sign to be push-through or embossed letters. Ms. Ray said the push-through letters would be more likely to achieve the desired three-dimensional appearance. She confirmed that the ART members agreed.

Ms. Ray asked Mr. Williamson if he agreed with the conditions, as amended:

1. The applicant provide a scaled site plan verifying the sign locations ensuring the sign located along Sawmill Road is not located any farther to the east than the eastern edge of the existing sign; and
2. The brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of sign cabinets; and
3. The landscape material proposed around the sign base should be modified to provide plant material that reaches 3 feet in height; and
4. The sign face should be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing; and
5. An easement encroachment agreement be obtained for the ground sign located along Sawmill Road, if determined necessary.

Mr. Williamson agreed to the five conditions.

Ms. Ray confirmed that the Administrative Review Team members had no further comments and stated that this Minor Project Review application had been approved.

2. 13-005MPR – BSC Sawmill Center Neighborhood District – Infiniti – Signs – 3890 Tuller Road

Claudia Husak said this is a request to relocate and modify two existing ground signs and one existing wall sign and to install two new wall signs and one new ground sign in accordance with Zoning Code Section 153.065(H) for the Infiniti dealership located on the north side of Tuller Road approximately 575 feet north of the intersection with Dublin Center Drive. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). She said following last week's discussion regarding signs D and H, she measured the total sign area and determined that the two signs can be considered one sign while still meeting the area limitation. She stated that the proposed signs meet all applicable Code requirements, and therefore approval is recommended without conditions.

Rachel Ray confirmed that the Administrative Review Team members had no further comments on this application and stated that this Minor Project Review application had been approved.

Administrative

Ms. Ray provided a brief update regarding upcoming applications.

Ms. Ray asked if there were any changes to the January 17, 2013 meeting minutes.

Ebony Mills stated that Ms. Rauch and Ms. Cox had submitted changes prior to the meeting. Ms. Ray accepted the minutes into record as amended.

Ms. Ray confirmed there were no further items of discussion and adjourned the meeting.