



**Land Use and Long  
Range Planning**

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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**FEBRUARY 28, 2013**

**Attendees**

Steve Langworthy, ART Chair/Director of Land Use and Long Range Planning; Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Ray Harpham, Commercial Plans Examiner; Colleen Gilger, Economic Development Manager; Fred Hahn, Director of Parks & Open Space; and Flora Rogers, Administrative Assistant.

Steve Langworthy called the meeting to order.

**Case Introductions**

**1. 13-013MPR – BSC Sawmill Center Neighborhood District – Mellow Mushroom – Sign – 6505 Dublin Center Drive**

Rachel Ray said this is a request to install a 24-square-foot ground sign with internally illuminated and halo-lit lettering for an existing restaurant located at 6505 Dublin Center Drive in the BSC Sawmill Center Neighborhood District. She said this Minor Project Review application for a site located at the northwest corner of the intersection with Dublin Center Drive and West Dublin-Granville Road and is proposed in accordance with Zoning Code Section 153.066(H).

Ms. Ray said the proposed ground sign is consistent with the Zoning Code requirements and that Code would actually allow for two ground signs on this site in conjunction with the combination of wall signs. She indicated the plans show a utility easement along West Dublin-Granville Road, and the proposed ground sign is placed outside of the easement.

Barb Cox said the plans submitted are the construction plans and the easement lines are correctly indicated on the plan.

Ms. Ray said the applicant had plans for a possible patio, but was not included with this application. She said the sign proposed is halo-lit with an opaque sign cabinet with channel lettering and is 24-square-foot in area and six feet in height.

Mr. Gunderman asked if the letters were translucent. Ms. Ray confirmed the letters were internally illuminated.

Ms. Ray said they worked with the applicant to come up with a creative sign design. She said that landscaping is not shown on the plans, but would have to meet Code with a minimum of three feet of landscaping around the base of the sign.

Fred Hahn asked if the applicant currently had a sign. Ms. Ray said the site currently has two wall signs and they were permitted to have a combination of wall and ground signs according to the Bridge Street Code regulations.

Ray Harpham asked about the double dashed lines shown on the plan. Ms. Cox said the lines were the easement and setback lines and had compared the plans submitted to the construction plans and they accurately indicated the setback and easements.

Alan Perkins said the address numbers depicted on the sign base should be removed, since the sign will be located along West Dublin-Granville Road and the address numbers refer to a Dublin Center Drive address. He said that since the numbering would be inconsistent with the other address numbers facing West Dublin-Granville Road, the numbers could cause some confusion. Ms. Cox agreed. Ms. Ray said she would have the applicant remove the address numbers to avoid confusion.

Mr. Langworthy confirmed that there were no further comments on the application and confirmed that the ART would make a determination on this application at the next scheduled ART meeting on March 7.

#### **Administrative**

Mr. Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Langworthy asked if there were any changes to the February 21, 2013 meeting minutes [there were none]. Mr. Langworthy accepted the minutes into the record as presented.

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