



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 9, 2013

Attendees

Steve Langworthy, Director of Land Use and Long Range Planning; Rachel Ray, Planner II; Justin Goodwin, Planner II; Dan Phillabaum, Senior Planner; Jennifer Rauch, Planner II; Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Barb Cox, Engineering Manager; Colleen Gilger, Economic Development Manager; Fred Hahn, Director of Parks and Open Space; and Flora Rogers, Administrative Assistant.

Steve Langworthy called the meeting to order.

Case Introductions

**1. 13-042ARB-MPR – BSC Historic Residential District – Sharpin Residence –
134 S. Riverview Street**

Jennifer Rauch said this is a request for site and architectural modifications, including a deck replacement and new pergola, for an existing residence on the east side of South Riverview Street between Pinney Hill Lane and Short Street. This Minor Project Review is proposed in accordance with Zoning Code Section 153.062(E) and under the review standards of Zoning Code Section 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said this is a duplex residence and the proposal is for only the 134 S. Riverview Street side of the building. She said the applicant is proposing to replace the entry, front stoop, new columns, steps, walkway, and patio. She said she would verify that the proposed changes are behind the required setback for the planning report.

Ms. Rauch said the applicant is also proposing to replace the existing deck and enclose a three season room with pergola and spiral stairs from the deck on the back side of the house facing the Scioto River.

Jeff Tyler indicated the site plan and the building plans do not match. Ms. Rauch stated that clearer plans would be provided.

Ms. Rauch asked if there were any initial thoughts for the proposed site and architectural modifications.

Barb Cox asked that the floodplain be indicated on the plans.

Ms. Rauch said they would not be increasing the footprint of the building.

Ms. Cox said as long as the foot print would not be increased, Engineering would be satisfied.

Mr. Tyler asked if they were changing the decking material.

Ms. Rauch said they were enclosing the area beneath the deck and additional information was needed for the materials.

Dan Phillabaum asked that the plans have a north arrow included on the sheets.

Ms. Rauch asked if they would be required to obtain a building permit. Mr. Tyler indicated a building permit would be required.

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

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is Thursday, May 16, 2013.

Determinations

None

Case Review

2. 13-036WID-DP – ID-1 – Ohio University Heritage College of Medicine – Site & Architectural Modifications – 7001, 7003 Post Road

Dan Phillabaum said the applicant will not be present for this review; however, the applicant spoke with Fire directly and addressed the issues related to the generator, the need for wayfinding signs at the south access drive of the existing parking lot to the rear of the 7003 Building., and a fire department connection located within a parking island within 100 feet of the existing hydrant.

Fire Marshal Perkins said the hydrant locations needed to be visible and free of landscaping obstruction. He said the existing location of the hydrant is obstructed by two parking spaces and he has proposed the applicant eliminate those spaces and the adjacent landscaping for access to the hydrant.

Barb Cox said the applicant has been contacted to install a pre-treatment neutralization tank to dilute the waste water from the anatomy lab and thought the plumbing contractor may have already planned for the requirement. She said the applicant had done a nice job with their storm water report and it was very helpful with her review.

Ms. Cox said there has been a problem with the current addressing of these buildings and although she has not gotten a formal request had thought the applicant would want to have new addresses assigned to all of the existing buildings as well as the new lab building.

Mr. Langworthy indicated there would be two possible options for the sign discussion. One option would be to amend the Code to write a campus sign provision for educational uses or multi-building campuses dedicated to a single user. He said the second option would be to create a master sign plan provision similar to the BSC, but with approval being administrative from the ART.

Mr. Phillabaum said this application would be back before the ART for a determination on May 16th.

3. 13-037WID-DP – ID-1 – Nestlé QAC Expansion – Site & Architectural Modifications – 6625 Eiterman Road

Justin Goodwin said the applicants are not present but indicated that the storm water information is still missing.

Barb Cox said she sent the applicants a check list to compile the necessary information for review of what to include on the plans for permit approval.

Mr. Goodwin said regarding the tree waiver discussed at previous meetings, he had drafted a City Council memo and he has been working with Brian Martin to review the tree survey and to determine exactly what will be removed. He said preliminary results show they will be able to make a more comparable request for tree waiver, one that Council is used to reviewing, which is closer to the tree for tree and inch for inch replacement based on the size of the trees.

Mr. Goodwin said he was hoping to get stormwater adjustments to the site plan for parking and look at the parking numbers and reduce the count of spaces to be close to the maximum by one or two, noting that the EAZ Code has a maximum parking requirement and it is possible that the Code will need to be changed to be more of a range of parking numbers.

Colleen Gilger asked how businesses are able to anticipate growth if they have a limitation on the maximum amount of parking they can provide. Mr. Goodwin said the Code has a provision where they need to *demonstrate* a need for more parking, such as a document that states of the number of current employees they have for a particular shift that would require additional parking.

Mr. Langworthy asked if there were any further comments from the ART. [There were none.]

Mr. Goodwin said this application would be back before the ART for a determination on or before May 16th.

Administrative

Mr. Goodwin indicated that there is an on-going list of possible Code changes for the EAZ.

Mr. Langworthy noted that they have not had enough projects come through under the EAZ regulations to evaluate the effectiveness of the standards and potentially warrant a change in the Code.

Mr. Langworthy asked Ms. Ray to provide a brief update regarding potential upcoming applications.

Mr. Langworthy asked if there were any changes to the May 2, 2013 meeting minutes. Mr. Langworthy accepted the minutes into the record as amended.

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