



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 27, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Barb Cox, Engineering Manager; Jeremiah Gracia, Economic Development Administrator; Fred Hahn, Director of Parks and Open Spaces; Laura Ball, Landscape Architect; and Jeff Tyler, Building Standards Director.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Planner II; Jordan Fromm, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicant: Dan Cline, Dan Cline Architects; Craig Goodwin, Dan Cline Architects; and Nick Vollman, Plaza Properties.

Gary Gunderman called the meeting to order. He asked if there were any amendments to the February 20, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

DETERMINATION

**1. T-Mobile Wireless Co-Location – AEP Lattice Tower - 5721 Shier Rings Road
14-012ARTW Administrative Review**

Rachel Ray said this is a request for T-Mobile to remove six panel antennas and install six new panel antennas with five new remote radio units on the existing lattice tower located at 5777 Shier Rings Road. She said the site is at the southwest corner of the intersection of Shier Rings Road and Emerald Parkway.

Ms. Ray said the applicant was not present and the case was introduced last week. She explained it was a simple removal and replacement of one cabinet and six new antenna panels, similar to what currently exists.

Ms. Ray said the ART recommends approval of this application for a wireless communications facility with the following conditions:

- 1) That the applicant selects a coaxial cable color that is designed to be as unobtrusive as possible;
- 2) That any associated cables are trimmed to fit closely to the panels; and
- 3) That the applicant covers any openings left from the removal of the existing cabinets and level and eliminates anything protruding on the abandoned pad area.

Gary Gunderman asked if there were any questions or concerns. [There were none.] He confirmed approval of this application with the conditions listed above.

INTRODUCTION

2. BSC Residential District – Tuller Road Office Park 4353 Tuller Road, Ste. E 14-018MPR Minor Project Review

Rachel Ray said this is a request for minor architectural modifications for a tenant space in an existing commercial building within the BSC Residential District on Tuller Road.

Jordan Fromm presented this introduction for exterior modifications and confirmed the address should be Tuller Road, not Tuller Ridge Drive. He stated they are proposing to add two storefront window sets to Suite "E". He said the tenant improvements will include the installation of exterior windows and doors to the front and no modifications are requested for the rear of this space. He said that demolition along the exterior wall will be necessary to provide for the new door and window openings. He explained the existing brick and electrical meters would remain. He said they are matching the standard entries found throughout the development.

Mr. Fromm said the application materials include two options, but the applicant has determined that option A is the preferred option. He said this new aluminum storefront window system includes tempered glass and is slightly different than the existing windows elsewhere in the complex. He pointed out that the other tenant spaces have floor to ceiling storefront window panes, whereas the proposed storefront windows have a smaller pane at the bottom and a larger pane above.

Jeff Tyler explained that the separate panes are a building code issue related to requirements for tempered glass.

Mr. Fromm asked if adding a new entry door into the tenant space would present any building code issues. Mr. Tyler said it would not.

Laura Ball inquired about the side of the building where the existing door will be replaced with a window. She asked if the applicant planned to remove the walkway leading up to the door, and also to make sure the new door on the east side of the space lines up with the existing walkway.

Mr. Fromm responded that the walkway will be removed, and the new door will be aligned to provide proper access.

Ms. Ray confirmed that the ART was ok with the proposed window configuration. She concluded that an ART determination for this application is scheduled for next week.

Gary Gunderman asked if there were any questions or concerns. [There were none.]

CASE REVIEWS

**3. BSC Historic Residential District – Rigsby Residence 64 S. Riverview Street
14-013 MPR-ARB Minor Project Review**

Jordan Fromm said this is a proposal for a roof replacement for a single-family home in the Historic District, located on the east side of South Riverview Street at the intersection with Eberly Hill. He said this is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.066(G) and 153.170 and the Historic Dublin Design Guidelines.

Jordan Fromm said this is not a historic home. He said the applicant is requesting to replace the roof shingles with asphalt designed to look like slate to better match the design of the home and other roofs in the neighborhood. He said no other modifications are proposed.

Gary Gunderman asked if there were any questions or concerns. [There were none.] He stated that the ART would make a recommendation next week to go to the Architectural Review Board for determination on March 19, 2014.

**4. Sprint Wireless Co-Location – Avery Park Field Light Pole - 7673 Avery Road
14-014ARTW Administrative Review**

**5. Sprint Wireless Co-Location – Scioto Park Tree 7377 Riverside Drive
14-015ARTW Administrative Review**

**6. Sprint Wireless Co-Location – Dublin Coffman Field Light Pole
14-016ARTW 6790 Coffman Road
Administrative Review**

Rachel Ray said the applicant was not present and she would speak to all three of the Sprint cases at once since they are all very similar in nature. She explained that new antennas would be added to the existing antenna arrays, and no ground work was being done except within the existing equipment cabinets. She said she had asked the applicant to confirm whether there would be trenching at the Avery Park site.

Ms. Ray said the ART determination on these applications is scheduled for the next ART meeting on Thursday, March 6th.

Gary Gunderman asked if there were any questions or concerns with respect to these applications. [There were none.]

**7. BSC Commercial – Trader Joe’s Center – Architectural Modifications
14-017MPR 6355-6365 Sawmill Road
Minor Project Review**

Jennifer Rauch said this is a proposal to construct a 2,935-square-foot addition to an existing structure within the Trader Joe’s Center at the southwest corner of the intersection of West Dublin-Granville Road and Sawmill Road. She said this is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.066(G).

Ms. Rauch said this application had been introduced at last week's ART meeting. She reported that since that meeting, the architect had incorporated the same arch style of the existing windows into the plans for the proposed windows.

Ms. Rauch reported the speed bumps were also discussed at last week's meeting, and the one closest to the corner of the building will need to be eliminated to provide a clear path between the front entrance and the ADA spaces. She asked if the speed bump should be relocated. Barb Cox answered that there was no requirement that the speed bump be relocated, but it could be helpful.

Ms. Rauch noted that the sidewalk clearance issue that the ART had discussed last week had been addressed by the applicant. She presented plans that demonstrated that the sidewalk adjacent to the proposed building expansion had been widened and the curb relocated slightly. Ms. Rauch asked the applicant to clarify the width of the driveway.

Dan Cline said the driveway was just over 21 feet, which meets the Code requirement of a minimum of 20 feet.

Ms. Rauch asked if there were any additional questions or concerns.

Gary Gunderman asked whether additional parking was required for this expansion. Ms. Rauch said the site has adequate parking including the addition.

Ms. Rauch said the ART determination on this application is scheduled for the next ART meeting on Thursday, March 6th.

Mr. Gunderman asked if there were any questions or concerns with respect to this application. [There were none.]

ADMINISTRATIVE

Mr. Gunderman asked if there were any administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:20 pm.