



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

NOVEMBER 20, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Jeff Tyler, Building Standards Director; Colleen Gilger, Economic Development Director; Barb Cox, Engineering Manager; Ray Harpham, Commercial Plans Examiner; and Laura Ball, Landscape Architect.

Other Staff: Rachel Ray, Planner II; Joanne Shelly, Urban Designer, Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; and Laurie Wright, Staff Assistant.

Applicant: David Minger, Verizon Wireless (Case 1)

Steve Langworthy called the meeting to order. He asked if there were any amendments to the November 13, 2014, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

- 1. Verizon Wireless – Dublin Coffman High School – Temporary Cell-on-Wheels
6780 Coffman Road
Administrative Review - Wireless
14-114ARTW**

Rachel Ray said this is a request for a temporary wireless communications facility “cell-on-wheels” (aka “COW”) to be located at the Dublin Coffman High School sports field on the east side of Coffman Road at the intersection with Emerald Parkway. She said this is a request for review and approval of a temporary wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray said the purpose of the facility is to provide wireless services in an unobtrusive manner, once the Verizon antennas on the roof of the office buildings (formerly Verizon offices) on the south side of Emerald Parkway are removed before the end of November 2014. She indicated the temporary facility (COW) will be in operation until a new permanent wireless communications facility is installed in the vicinity, approved by the City and constructed by the applicant.

David Minger, Verizon Wireless, said the rooftop antenna is scheduled to be off air the first week of December.

Ms. Ray said since next week is a holiday and given the schedule driven by this application, she stated that she had prepared a report and recommended conditions if the ART determined that they had enough information to make a determination at this meeting.

Ms. Ray presented an aerial view of the proposed temporary mobile transmitter location, southeast of the stadium. She said the antenna mast will be visible from the north entrance to the stadium parking lot. She said the proposed COW includes an antenna mast that will be 95 feet tall. She pointed out for the purposes of comparison that the stadium light standards around the football field are 140 feet tall. She

said it will have minimal visibility from any of the surrounding neighborhoods due to distance at over 1,000 feet away, and some tree buffering.

Ms. Ray stated the proposed COW will be 155 feet from any adjoining or adjacent property line as measured from the nearest part of the facility and/or any associated equipment, which meets the Chapter 99 required setback minimum of 100 feet.

Steve Langworthy asked if there would be a generator or electric used at the site.

Mr. Minger said commercial power will be provided to the site as well as a back-up generator. He said the generator may or may not be approved, but a generator is proposed to only be used for essential service. He explained the generator set with exhaust system noise is muffled and produces an average decibel level of 65; a normal conversation is between 60 and 70 decibels. He said the generator would be connected to the COW structure by a transfer plug that locks down and is not exposed to the public. He emphasized the generator would only run if power was interrupted.

Barb Cox inquired about the storm sewer location and asked if any digging would be involved in this athletic field area. Mr. Minger replied that no excavation is planned.

Mr. Minger added the temporary facility arrives on a flatbed truck and is placed on a platform. He said there is security to prevent anyone from accessing the compound. He reported he had contacted the school to make sure they were aware of what was proposed to be delivered to the school, but it is up to the school as to the amount of information relayed to their students.

Mr. Minger said the site area was leased from The Board of Education of the Dublin City School District as of October 15, 2014, and the temporary license was provided through August 1, 2014. He said a permanent license is expected the first quarter of 2015 for a new permanent facility. He said they were planning a new field light pole to replace an existing field light pole of similar height to provide the permanent wireless service.

Mr. Langworthy asked if there were any activities planned at this school over the Fourth of July holiday.

Mr. Minger said fireworks are launched at a distance from the proposed site. He said any firework ash fallout would be well outside this area.

Mr. Minger said the Irish Festival is set up on separate grounds and should not be impacted.

Mr. Langworthy asked that this proposal be added to the City Council Items of Interest as this will be visible for Emerald Parkway.

Jeff Tyler asked about Verizon's plans if the temporary solution runs longer than projected. He said the COW is no longer considered a temporary structure if it is in place for more than a year.

Mr. Minger said the applicant would have to come back to request an alternative plan.

Ms. Ray suggested a condition whereas this temporary wireless facility would need to be removed by August 1, 2015.

Mr. Minger explained that COWs are more expensive to run than a permanent site, and the applicant will want to remove it as soon as possible.

Colleen Gilger noted the gate used for the primary pedestrian walkway during the Fourth of July facilities and suggested there be extra security if the tower is still there at that time.

Mr. Minger said manned security will be provided during special events.

A fence was discussed by the ART to surround the COW site. It was decided that a fence be used that will match the current field fences and must be six feet in height per the Fire Code.

Ms. Ray asked Building Standards what is needed for a permit.

Mr. Tyler said he requires plans for installation and a site plan. He said he needs proof that the COW is self-contained and will require the specifications on the electrical and the equipment itself.

Ms. Ray said approval of this application for a temporary wireless communications facility is recommended with the following conditions:

1. That the applicant commence installation at the site not more than 48 hours before the site begins operating;
2. That the COW and all associated equipment be completely removed from the site with all site restoration finalized and returned to previously existing conditions within 48 hours following the required termination deadline or extension;
3. That the COW and all associated equipment be removed by August 1, 2015, and that the applicant seek time extensions if necessary based on the status of the new permanent wireless facilities; and
4. That the fence match the existing vinyl-clad field fencing and shall be six feet in height per the Fire Code.

Mr. Langworthy asked the applicant if he agreed to the conditions. Mr. Minger responded that he did.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this application with four conditions.

2. BSC Public District – Dublin Spring Park – Shelter & Path Improvements
56 South Riverview Street
14-112ARB-MPR **Minor Project Review**

Marie Downie said this is a request for improvements to the Dublin Spring Park located on the west side of the Scioto River, south of Bridge Street, including new concrete paths to replace existing asphalt paths, and a new park shelter to be constructed over an existing historic shelter foundation. She said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Downie presented the existing site conditions and proposed shelter details.

The ART inquired about proposed materials.

Laura Ball said stone is proposed around the 11 by 13-square-foot base of the structure and the park shelter will be rebuilt over the same concrete slab foundation consisting of new posts, framing, railing, and a cedar shake roof. She added natural stone veneer would be added to the face of the new piers to

match the existing stone. She said the asphalt paths were being replaced with concrete as they were in disrepair and a more consistent width for the paths was desired.

Fred Hahn noted that this was the site of a diesel pump that had historically been used to pump water to fire trucks parked along South Riverview Street. He said that the foundation had been preserved for this reason.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a determination on this request was scheduled for December 4, 2014, to be forwarded to the Architectural Review Board on December 18, 2014.

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:40 pm.