



**Land Use and Long  
Range Planning**

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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**APRIL 17, 2014**

**ART Members and Designees:** Gary Gunderman, Planning Manager; Ray Harpham, Commercial Plans Examiner; Dave Marshall, Review Services Analyst; Alan Perkins, Fire Marshal; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Laura Ball, Landscape Architect; and Colleen Gilger, Economic Development Director.

**Other Staff:** Rachel Ray, Planner II; Jennifer Rauch, Sr. Planner; Claudia Husak, Planner II; and Laurie Wright, Staff Assistant.

**Applicants:** Teri Umbarger, BHDP Architects; (Case 1); Heidi Bolyard, Bolyard Architecture and Design Studio, LLC (Case 3); Kyle Kessler, Cardinal Health (Case 4); and Steve Moore, Moore Signs (Case 4).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the April 10, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

**DETERMINATIONS**

**1. Ohio University Heritage College of Medicine - Signs**

**14-025WID-DP/SP**

**7001 & 7003 Post Road  
Development Plan/Site Plan Review**

Claudia Husak said this is a proposal for a campus identification sign, building-mounted signs, wayfinding signs and on-site directional signs for a college campus located at the southwest corner of the intersection of Post and Eiterman Roads. She said this is a request for review and recommendation of approval for Development Plan/Site Plan Review in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).

Ms. Husak said the Site Plan Review portion of this case is scheduled to go to the Planning and Zoning Commission (PZC) on May 1, 2014. She said Planning has reviewed the Zoning Code to determine what constitutes a sign and there are three signs in this proposal that qualify for the ART to make a determination, as they are either visible from the right-of-way or the adjacent properties. She reiterated that the ART can approve the increased wall sign height, not to exceed the primary roof line of each building, and the Commission will make any determinations for sign sizes and numbers of signs exceeding Zoning Code requirements.

Ms. Husak presented slides showing an overview of the site to clarify where the 6775 and 6785 Bobcat Way buildings were located as well as to show where the signs are located specifically on each building in relation to the adjacent roadways. She presented the detail for the wall sign proposed at 6785 on the north elevation of the building at a height of 42 feet, which exceeds the Zoning Code requirement of 15 feet. She said the sign is 122 square feet, using two lines to read *OHIO UNIVERSITY College of Osteopathic Medicine*. She explained that Code allows a maximum of 30 square feet.

Ms. Husak presented the detail for the two wall signs proposed for the east elevation of the building at 6775 Bobcat Way. She said the higher sign is a duplicate of the sign at 6785 Bobcat Way at 42 feet in height and 122 square feet. She explained that the second sign will be installed at a height of 28 feet and will be 53 square feet and the sign copy will read *OhioHealth Medical Education Building 1*. She stated that all of the signs are white letters and are **not** internally illuminated, as is incorrectly stated in the report.

Ms. Husak said as part of the Site Plan approval, the Planning and Zoning Commission will be asked to approve the square footage of all three signs, each of which exceed the permitted sign size. She said they will also be asked to make a determination on the additional sign on the 6785 building, as the number of signs exceeds Code.

Ms. Husak said as a practical matter for this college campus, the signs need to be visible from a significant distance for vehicles to effectively serve as wayfinding signs for students and visitors approaching the site.

Fred Hahn asked if the Code assumed buildings would be closer to the right-of-way.

Ms. Husak responded, until now, a college campus was not a contemplated use in the Code.

Rachel Ray commented that a ground sign was permitted as an alternative, but may not be as effective at assisting with wayfinding.

Gary Gunderman asked the applicant if she had any questions or comments; Ms. Umbarger had no comments.

Mr. Gunderman asked if there were any further questions or comments. [There were none.] He concluded that the ART approved the sign heights as part of the Development Plan, and recommended approval to the Planning and Zoning Commission for wall sign area and number as part of the Site Plan review.

**2. Verizon Wireless Rooftop Co-Location  
14-029ARTW**

**5127 Post Road  
Wireless Communications Facility**

Rachel Ray said this is a request for Verizon to replace six antennas and install three new remote radio units and three fiber optic cables on the roof of an office building located approximately 1,200 feet west of the intersection of Post Road and Frantz Road. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray said all of the antenna panels and remote radio heads will be placed on the roof, entirely screened behind the existing parapet and will not be visible from the right-of-way or adjacent properties. She said the new hybrid cables will be directed through an existing conduit tray and down to the ground-mounted equipment cabinets.

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

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

- 1) That any associated cables are trimmed to fit closely to the panels.

Ms. Ray said the applicant was not present but had understood and consented previously to the above condition.

Gary Gunderman asked if there were any questions or comments. [There were none.] He concluded that the ART approved this application for review and approval of a wireless communications facility.

### **CASE REVIEWS**

**3. BSC Historic Residential District – Stevens Residence – Request for Demolition**  
**14-028ARB** **143 S. High Street**  
**Demolition**

Jennifer Rauch said this is a proposal for a demolition of an existing single-family home located on the west side of South High Street, south of the intersection with John Wright Lane. She said this is a request for review of a demolition under the provisions of Zoning Code Section 153.176 and the *Historic Dublin Design Guidelines*.

Ms. Rauch said demolitions do not require approval by the ART, but their feedback would be forwarded to the Architectural Review Board. She noted that, in addition, the applicant is also planning to build a new house in its place, which would eventually be reviewed by the ART. She said Todd Parker, the City's architectural consultant for this application, reviewed the proposal and submitted his comments. He agreed with the ART's comments from last week's meeting that even though the structure was built before the 1900s, after such significant modifications to the home, it no longer displays architectural or historical character. Ms. Rauch said Planning agreed with the assessment and reported this is not a key building to the Historic District and is listed as a "background" building on the Ohio Historic Inventory (OHI), therefore, recommending approval of the demolition.

Ms. Rauch shared Mr. Parker's comments on the proposed building, which suggested the garage should be detached, the second story proposed should be reduced to 1.5 stories, and building materials should be appropriate to better fit the character and context with the other structures in the area. She said this case will be on the Architectural Review Board (ARB) agenda this week for the meeting on April 23, 2014.

Heidi Bolyard said she disagrees with Mr. Parker's assessment of the building's scale, requesting that the stories be reduced from two to one and a half, due to all of the other homes approved on South High Street in recent years. She explained this is a small footprint on the property and they would like to build up.

Ms. Rauch recommended that Ms. Bolyard provide some context on the scale of the homes in the area when moving forward to the ARB.

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

**4. BSC Commercial District – Shoppes at River Ridge – Fuse By Cardinal Health – Sign**  
**14-031MPR** **4305 West Dublin-Granville Road**  
**Minor Project Review**

Rachel Ray said this is a request to install a 20-square-foot wall sign for a new office tenant in the Shoppes at River Ridge shopping center located at the southeast corner of the intersection of West Dublin-Granville Road and Dale Drive. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Ray said that when this application was introduced last week, the modification to the color of the awnings was discussed. She reported that Planning had previously administratively approved the removal and replacement of the awnings, and therefore the awnings are not included in this application.

Ms. Ray said this proposal was reviewed by Studio Graphique in Cleveland, Ohio and the comments were forwarded to the applicant, Steve Moore with Moore Signs, prior to the meeting:

1. Center the sign vertically and horizontally within the masonry field. This will still meet the above grade requirement.
2. Use push thru acrylic lettering for more dimension and character.
3. Use the Cardinal Health brand type face.
4. Balance the negative space on either side of the sign. Consider widening the panel. The current size is 20 square feet and Code allows 25 square feet.

Ms. Ray said the sign meets the dimensional requirements of the Code.

Kyle Kessler, Cardinal Health, said he reviewed the comments from Studio Graphique and agrees with some of the suggestions. He said the next proposal will include more width and will consider increasing the height by three inches to 15 feet. He said the lettering was designed to reflect innovation and technology, and to appear sleek, crisp, and clean. He said this would not be achieved with push-through lettering. He said that if this is not acceptable, Cardinal Health would reconsider, but they strongly preferred the lettering proposed.

Ms. Ray asked the applicant to provide an explanation of how the lettering was applied.

Mr. Kessler explained in the negative space of the brushed aluminum panel, a sheet of acrylic is used behind the front panel. He said a slight offset is achieved by the thickness of the sheet metal.

Ms. Ray prompted a discussion for options to increase the depth of the lettering.

Steve Moore said the thickness of the aluminum panel could be increased slightly to provide more visual relief. He said that spacers could not be used as it would allow for water and insects to get into the sign. He said the aluminum is brushed and then clear coated to seal with red translucent acrylic letters behind.

Dave Marshall asked how thick the aluminum would need to be to provide visual relief. Mr. Moore said it could not be too thick or it would become too heavy. He proposed a poly-metal that is a solid plastic core with thin aluminum laminate, which is stable and will not warp.

Laura Ball inquired about raw edges of the aluminum with a plastic core, and Mr. Marshall asked how the edges would hold up over time. Mr. Moore explained the aluminum is filed, sanded, and then clear coated so it would hold up, but the edges would need to be painted. He said this could present a maintenance issue.

Mr. Kessler asked if ¼" thickness was acceptable. Mr. Moore said more routing would cause instability.

Ms. Ray asked Mr. Moore to look into increasing the thickness of the aluminum panel.

Mr. Kessler said the Myriad Pro typeface was fine as presented as it matches Cardinal Health's branding.

Mr. Moore said he would send the plans with the adjustments via email prior to the determination next week.

Gary Gunderman asked if there were any further questions or comments. [There were none.] He concluded that a determination on this application would be anticipated for the upcoming ART meeting agenda.

**ADMINISTRATIVE**

Mr. Gunderman asked if there were any administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:34 pm.