



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

AUGUST 21, 2014

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

Other Staff: Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Tammy Noble-Flading, Senior Planner; Claudia Husak, Planner II; Devayani Puranik, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Marie Downie, Planner I; Logan Stang, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; Nicki Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Bob Sochor, Howard Hanna Realcom Realty (Case 1); Jill Waddell, DaNite Sign Co. (Case 2); and Craig Snider, Sign-A-Rama (Case 3).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 14, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Rogers prior to the meeting. The minutes were accepted into the record as amended.

DETERMINATIONS

1. BSC Historic Core District – Howard Hanna Realcom Realty – Sign

14-082ARB-MPR

**37 W. Bridge Street
Minor Project Review**

Katie Ashbaugh said this is a request for the installation of a new 7.83-square-foot wall sign for an existing commercial building on the south side of West Bridge Street, between Franklin Street and Mill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Ashbaugh said this site is one block west of Jeni's Splendid Ice Cream. She said the proposed sign consists of a solid cedar plank with a dark green background, and the gold text is created from cove-routed letters and the sign has the same cove-routed edges. She stated the sign as proposed will be centered above the storefront, at a height of 15 feet per Code and mounted two inches from the stone surface.

Ms. Ashbaugh presented photos from the site demonstrating that the two signs on the windows had been removed.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.]

Ms. Ashbaugh read the proposed two conditions for a recommendation of approval to the Architectural Review Board:

- 1) That the proposed wall sign height should be decreased from 16 feet to 15 feet prior to the submission of a sign permit; and
- 2) That the existing window signs will need to be removed prior to the issuance of the wall sign permit.

Mr. Langworthy asked the applicant if he understood and agreed to the above two conditions. Bob Sochor said he agreed with the conditions.

Mr. Langworthy confirmed the ART's recommendation of approval to the Architectural Review Board with two conditions.

Mr. Sochor asked to be the main contact for this application instead of Steve Lenker as he will be the one attending the ARB meeting next Wednesday.

**2. BSC Commercial District – Chevrolet of Dublin – Wall Signs
14-084MPR**

**5002 Post Road
Minor Project Review**

Jonathan Staker said this is a request to install two new 45.92-square-foot wall signs for an existing vehicular sales facility on the north side of Post Road, north of the intersection with Frantz Road. He said this is a request for review and recommendation of approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Mr. Staker presented an aerial view of the site that showed two buildings, each with Post Road addresses: 5002 and 5016. He said a sign has been proposed for each building that will contain identical information that reads "Chevrolet of Dublin" along with the gold logo. He showed the proposed locations for each sign when mounted on the buildings and stated that Planning was recommending an alternative location for the 5016 Post Road building. He said the proposed location above the service doors is not well-integrated with the building's architecture. He presented a photo of the building's southeast elevation oriented toward Post Road, on which the previous sign had been installed, although at a height exceeding Code requirements. He explained that Planning and Building Standards had reviewed the building permit for the building, and determined that the sign could be attached to a structural portion of the building, and suspended to a height that would meet the Code requirement.

Mr. Staker stated that the sign for the 5002 Post Road building needed to be reduced in size to meet the maximum sign area requirement of 43 square feet.

Jill Waddell, DaNite Sign Co. said she was concerned that the location suggested by Planning would not allow a large enough sign, since the elevation was much shorter. She requested clarification about how the permitted size of the sign should be determined.

Rachel Ray said Planning would work with the applicant to identify a more suitable location for the sign, if the applicant found a more viable alternative. Ms. Waddell stated that any sign along Post Road would be blocked by trees.

Ms. Ray reiterated the location that Planning had suggested the applicant explore, but stated they would consider other locations, provided the sign meets Code. It was confirmed that the Code permitted the front width of the building to be used in determining sign area.

Steve Langworthy asked the ART if there were any additional questions or concerns regarding this application. [There were none.]

Mr. Staker stated that approval of this request for Minor Project Review was recommended with the following two conditions:

- 1) That the sign for the 5002 Post Road building is reduced in size to meet the maximum sign area requirement; and
- 2) That the sign for 5016 Post Road building is relocated to a more architecturally appropriate location.

Ms. Ray told the applicant if she would agree to the above two conditions, Staff would work with her to find the appropriate location and size to meet Code.

Mr. Langworthy asked the applicant if she understood what the ART was requesting, and if she agreed to the above two conditions. Ms. Waddell said she understood and confirmed she would need to bring a revised plan back to staff that represents the agreed upon location and size and therefore, agreed with the conditions.

Mr. Langworthy confirmed the ART's recommendation of approval to the Minor Project Review with two conditions.

**3. BSC Public District – Dublin Community Preschool – Sign 81 ½ W. Bridge Street
14-085ARB-MPR Minor Project Review**

Logan Stang said this is a request for the installation of a new 7.9-square-foot wall sign for an existing preschool on the south side of West Bridge Street at the intersection with Franklin Street. He said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Stang presented several graphics that showed the location of the site and the existing sign compared with the proposed sign that will be installed in the same location. He said the proposed sign is composed of high-density urethane (HDU) with a wood-grain texture painted in Emerald Green and the raised letters and border are in white. He explained this was appropriate for the age of the structure and the color scheme of a dark background with light lettering to enhance that character of the structure.

Mr. Stang said Master Sign Plan approval is required for this application to permit a sign that is located on a wall not designated to the tenant space or within six feet of the tenant's main entrance. He said the proposed location was chosen due to the existing sign that has been integrated into the building for at least two decades.

Mr. Stang stated that approval is recommended to the Architectural Review Board for a Master Sign Plan that would permit a wall sign to be located outside the permitted Code requirements, with no conditions. He concluded that approval is recommended to the Architectural Review Board for a Minor Project Review for the sign, with no conditions.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the Master Sign Plan and the Minor Project Review.

CASE REVIEW

4. Bridge Park East – Mixed-Use Development Project, Phase 1

14-071DP-BSC

Riverside Drive and Dale Drive Development Plan Review

Rachel Ray said this is a request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Development Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Ray said the applicant met with Staff yesterday to discuss open space and the streetscape. As there were no other changes as yet, she suggested that appropriate staff remain to review the project immediately following the ART meeting so that the applicant can be provided with feedback in a timely manner.

ADMINISTRATIVE

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