



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

AUGUST 28, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Jeff Tyler, Building Standards Director; Dave Marshall, Review Services Analyst; and Michael Clarey, Economic Development Administrator.

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

Applicants: Laura Schweitzer, Sign Vision Co. (Case 2); and Tim Tucker, Halloween Express (Case 3).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the August 21, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.

INTRODUCTIONS

**1. Verizon Wireless Co-Location – O’Shaughnessy Dam Tower 6013 Glick Road
14-087ARTW Administrative Review - Wireless**

Andrew Crozier said this is a request to replace six panel antennas and install nine remote radio heads and two OVP distribution boxes on an existing monopole tower. He said the site is on the south side of Glick Road approximately 850 feet east of the intersection with Dublin Road. He 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.

Mr. Crozier presented slides showing the existing antenna and the proposed antenna reconfiguration. He explained the existing antenna is 152 feet in height and the proposed antenna will be mounted to an overall height of 154 feet, 2 inches from grade on an existing antenna array. He stated this exceeds the 120-foot maximum height permitted by Chapter 99 of the Dublin Code of Ordinances for antennas installed on structures in non-residential districts, but this tower was constructed before the Chapter 99 amendments were adopted.

Mr. Crozier said there are no modifications at ground level, since the new antennas and equipment will be using the existing cabinets. He said the applicant is proposing hybridflex coax cable mounted on the outside of the monopole, similar in color to the existing pole. Any associated cables, he said, should be trimmed to fit closely to the panels.

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 next week’s ART meeting.

**2. BSC Sawmill Center Neighborhood District – Visionworks – Signs 6465 Sawmill Road
14-088MPR Minor Project Review**

Rachel Ray said this is a request for a 33-square-foot wall sign, a 6-square-foot wall sign, and a 12.6-square-foot ground sign for a new commercial building on Sawmill Road approximately 220 feet south of Banker Drive. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065(H) and 153.066(G).

Ms. Ray said she sent this application to the City's sign consultant, Studio Graphique, for review. She said Visionworks is the tenant that will occupy the entire 3,077-square-foot building that was reviewed and approved by the ART last year. She pointed out that the building is now under construction. She said the main, 33-square-foot wall sign faces Sawmill Road. She said the tenant space measures 68 linear feet across the entire storefront, therefore, Code permits a sign measuring up to 34 square feet and the sign proposed is 32.92 square feet. She stated the proposed sign is comprised of an opaque aluminum backer panel with channel letters and a logo attached to it.

Ms. Ray said the applicant is proposing a second sign to be located on the west elevation that is the rear of the building, facing the parking lot. She said that sign will be six square feet to be installed over the doorway, as it is permitted by Code when associated with a secondary public entrance.

Ms. Ray said the third proposed sign is a monument sign that has the brick portion designed and constructed to coordinate with the building's architecture. She said the sign meets the Code requirements, as the proposed 13-square-foot sign meets the height and area requirements.

Claudia Husak asked if a ground sign and a wall sign could both exist on the same elevation, to which Ms. Ray answered affirmatively.

Ms. Ray showed the side view details of the monument sign, which is six feet, four inches tall. She pointed out the design and configuration of the panel that will be internally illuminated.

Steve Langworthy asked the applicant if they had anything they wished to add to the presentation.

Laura Schweitzer, Sign Vision Co., said she thought she was just seeking the approval of the artwork. Mr. Langworthy explained that Studio Graphique will review the application in its entirety.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He confirmed that a determination on this request was scheduled for September 4, 2014.

**3. BSC Sawmill Center Neighborhood District – Halloween Express – Sign
14-089MRP 6655 Sawmill Road
Minor Project Review**

Rachel Ray said this is a request for a new 72-square-foot wall sign for a retail facility within an existing commercial building at the northwest corner of the intersection of Sawmill Road and Village Parkway. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065(H) and 153.066(G).

Ms. Ray explained that this sign, which has already been installed, is only permitted to be 40 square feet. She stated that the proposed sign is 72 square feet with internally illuminated channel letters. She said the concerns with the sign size and its installation prior to obtaining an approved sign permit or an

approved Minor Project Review have been relayed to the applicant. She explained that the ART cannot approve a sign that exceeds the size requirement of the Code; this request would need to be approved by the Planning and Zoning Commission through a Master Sign Plan or the sign reduced to meet the size requirement. She added that the ART may elect to forward a recommendation to the Commission, but stated that the applicant has not demonstrated a need for the increased sign size for the ART's or Commission's consideration. She said Planning would be inclined to recommend disapproval for this request.

Tim Tucker, Halloween Express, said he had installed this sign at other locations last year so he thought it would be appropriate this year at this site.

Fred Hahn inquired about the review process and asked if the applicant would have the opportunity to appeal if the ART disapproved the request. Ms. Ray said the applicant could apply for a Master Sign Plan but Staff was not likely to be supportive of the request.

Steve Langworthy asked about the permitting requirements for the sign, given the electrical wiring that connects the raceways behind the lettering.

Jeff Tyler recommended that the electrical be inspected as he was concerned with the wiring between the 24-inch-high letters. Mr. Tyler thought that the applicant should be cited under the Property Maintenance Code. He said the Building Department cannot grant approval of the sign if a permit were not submitted; they can just determine if the sign was a hazard, as installed.

Steve Langworthy asked the ART and the applicant if there were any further questions or concerns regarding this application. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

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 reported Staff met with the applicant the previous afternoon to discuss additional details regarding the proposed streetscape and right-of-way; they were scheduled to meet today, but decided the consultant had some ideas to share that were not yet complete, so the applicant was invited to come back tomorrow after Staff has had an opportunity for additional discussion. She said the applicant and Staff are working toward an ART recommendation on September 11, 2014, if revised plans can be received within the next week or so. She added this would allow the applicant to go forward to the Commission on September 18, 2014.

Fred Hahn inquired about the time of the meeting that was to occur tomorrow. Ms. Ray said schedules needed to be coordinated, and she was waiting to hear back from the applicant.

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:22 pm.