



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

AUGUST 7, 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; Jeff Tyler, Building Standards Director; Michael Clarey, Economic Development Administrator; Dave Marshall, Review Services Analyst; and Ray Harpham, Commercial Plans Examiner.

Other Staff: Rachel Ray, Planner II; Claudia Husak, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Nicki Martin, Planning Assistant; Katie Ashbaugh, Planning Assistant; Jonathan Staker, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Bruce Sommerfelt, Signcom, Inc (Cases 1 and 3); and Jim Dooley, Morrison Sign Company (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the July 31, 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.

DETERMINATIONS

- 1. BSC Commercial District – Shoppes at River Ridge - Haring Dental - Sign**
14-078MPR **4393 W. Dublin-Granville Road**
Minor Project Review

Katie Ashbaugh said this is a request to install a 28.17-square-foot wall sign for a pediatric dental office in the Shoppes at River Ridge shopping center, 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 in accordance with Zoning Code Section 153.066(G).

Ms. Ashbaugh said this application was introduced last week. She said the dental office had recently relocated to this office in the middle tenant space, previously occupied by Coldwater Creek.

Ms. Ashbaugh said the proposal meets all of the applicable Minor Project Review criteria for an existing structure. She said the proposed sign is 28.17 square feet, which is under the 31.5-square-foot maximum, has two colors where three are permitted, and is under the 15-foot height requirement at 14 feet, 6 inches. She said the sign is proposed to be centered on the storefront.

Ms. Ashbaugh said that the City's graphic design consultant, Studio Graphique, had reviewed the proposed sign and recommended that the applicant consider the sign height to ensure that the sign face is illuminated properly so that hot spots do not wash out the text. She said the existing light fixtures are consistent with the light fixtures installed on other tenant spaces in the shopping center and no revisions have been made from last week.

Ms. Ashbaugh said approval is recommended as the sign meets the zoning regulations for sign number, location, size, color, and height.

Jeff Tyler asked if the proposed sign was the same size as the one from the previous tenant to which Ms. Ashbaugh responded it was the same size.

Steve Langworthy asked the ART if there were any additional questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this request for a Minor Project Review.

**2. BSC Commercial District – Red Roof Inn – Wall Signs
14-080MPR**

**5125 Post Road
Minor Project Review**

Andrew Crozier said this is a request to modify two existing 68.25-square-foot wall signs for an existing hotel building on the south side of Post Road, approximately 1,100 feet west of the intersection with Frantz Road. He said this is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G).

Mr. Crozier indicated this application was introduced last week and the applicant is proposing to replace part of their sign to incorporate their new logo by switching out the text "Inn" and replacing it with "Plus +." He said the color is proposed to be a consistent shade of red matching the current sign and formed by individual internally illuminated channel letters. He presented the current locations of both signs: one is located on the north elevation facing Post Road; and the other is on the south elevation facing US-SS/West Bridge Street.

Mr. Crozier said the proposed signs meet the applicable zoning regulation for sign size, number, location, height, and design based on the criteria of applicable Minor Project Review criteria and stays within the allowances granted by the Board of Zoning Appeals for three variances approved in 1985 for sign size, height, and lighting. He said approval is recommended for these two signs.

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

Jim Dooley, Morrison Sign Company said if he had the opportunity to attend the ART's previous meetings, he thought they may have come up with a decision earlier and possibly a better design.

Mr. Langworthy asked if there were any further questions or comments. [There were none.] He confirmed the ART's approval of this request for a Minor Project Review.

3. BSC Commercial District – Shoppes at River Ridge – Coldwell Banker – Sign

14-081MPR

**4535 W. Dublin-Granville Road
Minor Project Review**

Nicole Martin said this is a request to construct a new 43.5-square-foot wall sign and to modify the existing awning for a new tenant in Shoppes at River Ridge, 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 in accordance with Zoning Code Section 153.066(G).

Ms. Martin described the revisions to this application since it was reviewed last week. She stated that the entire tenant space they are occupying is being considered as a single-tenant, which allows the entire linear distance of the storefront to be calculated as part of the wall sign area and increase the sign area permitted. She said the applicant is proposing one wall sign with blue illuminated channel letters with a

white accent logo centered on the north elevation. She said the applicant is also proposing a window sign on the west entrance door. She said that both signs meet all Code requirements including size, location, number, color, and height.

Ms. Martin said the applicant is also proposing modifications to the existing metal canopy and proposing six new awning covers on the existing metal frames. She indicated both the canopy and the awnings will be blue to match the proposed sign. She confirmed that the canopy and awning modifications comply with Code.

Ms. Martin said approval is recommended with two conditions:

- 1) That the awning covers shall be made of a durable and fade-resistant material in accordance with Section 153.062(H)(b)(2); and
- 2) That the color of blue shall be consistent between the canopy, awnings, and wall sign, subject to approval by Planning.

Steve Langworthy asked the applicant how the ends of the metal canopy will look once the center bar is eliminated. Bruce Sommerfelt, Signcom, Inc. answered the canopy already has a metal return to the building where the break will occur, so it will not look inconsistent or out of place.

Mr. Langworthy asked the applicant if he understood and agreed with the two conditions. Mr. Sommerfelt responded that the conditions were fine and assured him the color matches.

Mr. Langworthy confirmed that the title sign is to be installed on the west entrance door. Mr. Sommerfelt stated that this was true.

Mr. Langworthy clarified with the applicant that this new proposal of treating the entire space as one tenant takes him from being permitted four signs to just two and Mr. Sommerfelt said he understood the implications.

Dave Marshall asked who was responsible for changing the structure of the canopy. Mr. Sommerfelt replied it was the contractor.

Jeff Tyler confirmed that a building permit would be required to the canopy modification. He stated that this could be completed as a revision to the open permit on file for the tenant fit-up.

Mr. Langworthy asked if there were any further questions or comments. [There were none.] He asked the applicant if he was okay with the two conditions to which the applicant responded affirmatively. Mr. Langworthy confirmed the ART's approval of this request for a 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 there was nothing new to report on this application, and the applicant was not present. She said the timing of the next steps will depend upon the Commission's feedback on the Basic Development

Plan at tonight's Planning and Zoning Commission meeting. She indicated there is a staff meeting tomorrow at 2:00 pm with the applicant for a debriefing and further discussion on issues related to the application.

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

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:15 pm.