



## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

MAY 14, 2015

**ART Members and Designees:** Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Fred Hahn, Director of Parks and Open Space; Mathew Earman, Director of Parks and Recreation; Alan Perkins, Fire Marshal; Colleen Gilger, Director of Economic Development; and Aaron Stanford, Civil Engineer II.

**Other Staff:** Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Tammy Noble-Flading, Senior Planner; Marie Downie, Planner I; Laura Ball, Landscape Architect; Katie Dodaro, Planning Assistant; and Laurie Wright, Staff Assistant.

**Applicants:** Mike Hennon, UAS (Case 2); Paul Gangloff, Jr., Riverside Electric (Case 3); and Eric Hilty, Hilty Sign; Paul Rockwell, Mike Porreca, and Abbey Ward, Average Joe's Pub & Grill (Case 5).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 7, 2015, meeting minutes. The minutes were accepted into the record as presented.

#### DETERMINATIONS

1. **AT&T Co-Location – Dublin Scioto High School** **4000 Hard Road**  
**15-035ARTW** **Administrative Review - Wireless**

Rachel Ray said this is a request to remove and replace three panel antennas and relocate three existing antennas on an existing antenna array on a field light pole at the Dublin Coffman high school. She noted no ground modifications are proposed. She said the site is on the north side of Hard Road west of the intersection with Emerald Parkway. 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 the applicant would not be present.

Ms. Ray said the applicant is proposing to remove the existing 11-foot-wide antenna array at the top of the field light pole at the Dublin Scioto High School football stadium and install a new 12.5-foot wide antenna array. She said the existing wireless antenna array contains nine antenna panels. She explained that six of the existing antennas will be relocated onto the new wireless array, three will be replaced, and three new antenna panels will be installed, for a total of 12 antenna panels on the wireless array. She added the applicant is also proposing to install six new remote radio head units. She said the antenna panels range from six to eight feet tall, and will be replaced with similarly sized antenna panels. She stated that all of the panels will be installed approximately 153 feet above grade as measured to the top of the proposed antenna panels, which is consistent with the height of the existing antenna panels (which are at 154 feet above grade). She said new coax cables will be installed and routed internally through the existing field light pole.

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

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

Ms. Ray reported the applicant agreed to the condition prior to the meeting.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval for this wireless communications facility with one condition.

**2. Verizon Wireless – Dublin Coffman High School – Field Light Pole 6780 Coffman Road  
15-031ARTW Administrative Review - Wireless**

Rachel Ray said this is a request to install a new 150-foot field light pole designed to accommodate wireless antenna arrays, and associated ground equipment at the Dublin Coffman High School. She said the site is 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 wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray presented slides showing the site and pointed out Dublin Coffman High School, the stadium, and the existing light poles.

Ms. Ray stated the proposed field light pole will be sited southwest of the existing football field, north of the tennis courts, approximately 20 feet west of the existing light pole location. She explained the field light pole will include a light fixture relocated from the existing field light pole, and the color and design of the new pole will match the existing brown poles. She added the proposed field light pole is 140 feet in height or 150 feet to the top of the lightning rod, which is consistent with the height of the existing field light poles that can range in height up to approximately 150 feet. She said the top of the tower will house an antenna array consisting of 12 panel antennas (four on each of the three sectors), six OVP boxes, and 12 remote radio heads.

Ms. Ray said eight evergreen trees will be planted at the base of the field light pole with a shroud to protect the coax cable wiring that connects to an underground pullbox at the base of the tower.

Ms. Ray explained the coax antenna cables will be routed on the inside of the field light pole and will be connected underground to the equipment shelter located approximately 200 feet northwest of the field light pole, on the south side of the existing athletics building. She added two pullboxes will be installed underground along the 200-foot span, with a secure access cover at ground level.

Ms. Ray said the prefabricated shelter and associated ground equipment (pullbox, ice bridge, utility service) will be contained within a 20.5-foot by 41.17-foot (843-square-foot) enclosure screened by an 8.8-foot tall brick wall to match the existing brick building. To accommodate the enclosure, she said three, four-inch trees will be removed from the area.

Ms. Ray stated a fiber optic cable line will be installed underground to the north of the equipment shelter, connecting to a new transformer installed on the north side of the existing athletics building in an existing equipment compound. She explained the coax antenna cable will be buried underground, and a gas line and catchbasin will need to be relocated. She indicated the details of the utility improvements will be reviewed through the building permitting process.

Ms. Ray concluded the wireless communication facility complies with Chapter 99 requirements for design, color/finish, compatibility, lighting, setback, screening, and maximum height.

Mr. Hennon, UAS, confirmed the light pole comes in a standard brown, which matches the others.

Fred Hahn asked if the coloring of the pole is expected to bleed over time and how the base of the pole would be landscaped.

Ms. Ray said mulch was the recommended material for the base of the light pole so any brown staining would not be noticeable.

Steve Langworthy asked about the pavement and turf areas. Mr. Hennon said that where the applicant will need to dig under the pavement, the pavement will be replaced. He explained the fiber optic cable will be buried in a trench that leads out to Coffman Road.

Mr. Hahn confirmed just the brick wall of the new compound would be visible from ground level, and that the equipment would not be visible. Ms. Ray stated that was correct.

Ms. Ray noted there will be two pull boxes installed underground between the equipment compound and the field light pole. Mr. Hennon said these would be accessible via access covers that will be flush to the ground.

Mr. Langworthy confirmed that a lot of detail needs to be worked out with building permitting. He inquired if the evergreens would be disturbed.

Mr. Hennon stated the Dublin City Schools representative and the engineers specified installation with directional boring for the least amount of damage to tree roots.

Mr. Hahn noted that it might be easier and less expensive to directional bore the entire length of the underground installation, rather than just through the evergreen trees.

Ms. Ray reiterated that this new equipment is to replace the existing Cellular on Wheels (COW) southeast of the ball fields.

Mr. Hennon added that once the new equipment is functional, the COW will be removed. He said the goal is to have this accomplished by July/August 2015, before the high school football season begins.

Ms. Ray said approval is recommended for a wireless communications facility with two conditions:

- 1) That any associated cables or other wiring are trimmed to fit closely to the panels; and
- 2) That all disturbed landscape or turf areas are smooth graded and returned to their original condition prior to final inspection.

Mr. Hennon agreed to both conditions.

Steve 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 wireless communications facility with two conditions.

**3. BSD Commercial District – Trader Joe's Center – Parking Lot & Wall Lighting**  
**15-033MPR** **6301 – 6393 Sawmill Road**  
**Minor Project Review**

Tammy Noble-Flading said this is a request to replace the existing parking lot fixtures with new LED fixtures for a shopping center located at the southwest corner of the intersection of Sawmill Road and West Dublin-Granville Road. 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. Noble-Flading reported the wall sconce modifications proposed on the original application are no longer part of this application.

Ms. Noble-Flading said the existing 15 pole fixtures and 163 fluorescent strip fixtures will be replaced with LED fixtures. She explained this modification is limited to the "heads" of the lights and will not change any of the structural components of the light pole, including the base of the light. She said the strip lighting will be replaced with 132 new LED fixtures above and below the sign band.

Ms. Noble-Flading indicated the applicant is proposing to add an additional light pole on the north side of the access drive extending from West Dublin-Granville Road and will be of the same construction material, size, and appearance as the existing light poles.

Ms. Noble-Flading said the proposed lighting modifications meet the requirements for lighting in the Bridge Street District, therefore, approval is recommended for this Minor Project Review.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval for Minor Project Review with no conditions.

## **INTRODUCTION**

### **4. BSD Historic Core – Terra Art Gallery - Sign 15-038ARB-MPR**

### **36 – 38 North High Street Minor Project Review**

Jennifer Rauch said this is a request to install a new 6.25-square-foot projecting sign for an existing multiple-tenant building on the east side of North High Street, north of the intersection with Wing Hill. She said this is a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.170, and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented the site, which is in the Historic District. She indicated that Green Olive Company, which had recently come before the ART for their sign, shares this building and is located next door. She said now the proposal is to add a second sign for Terra Art Gallery. She said the signs will be placed next to one another, but spaced so that there is enough separation. She said she will verify the height to which the applicant plans to hang the sign from a scroll metal bracket that will coordinate with the other tenant sign bracket.

Ms. Rauch indicated the applicant was not present.

Rachel Ray inquired about the design of the sign and asked if it matched their sign at their other location in the Short North.

Fred Hahn requested that an image for both signs be provided for next week's ART meeting to confirm that the same bracket is being used and that they are spaced appropriately.

Mr. Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Architectural Review Board is next week for the ARB meeting on May 27, 2015.

## **PRE-APPLICATION**

### **5. BSD Sawmill Center Neighborhood District – Average Joe’s Pub & Grill 6711 Dublin Center Drive Pre-Application Review**

Marie Downie said this is a request for feedback on potential site improvements along the west side of a tenant space in the Dublin Village Center, including the expansion of existing awnings and patio, and removal of existing landscaping. She said this is a non-binding and informal review prior to submission of an application for a Minor Project Review in accordance with Zoning Code Section 153.066(C) and is intended to provide the applicant with information on the procedures and policies of the City, including application review procedures that may be used.

Ms. Downie presented several slides showing the existing patio and awnings with various options. She said the applicant is proposing to extend the existing patio to the west. She said there is an existing two-foot wide planting bed, which the applicant would remove in order to expand the patio. She said the patio itself could be approved administratively; it is the architectural modification to the existing structure proposed as part of the patio project that would require Minor Project Review. She indicated the applicant is requesting feedback about the proposed awning. She said the applicant’s first choice is to have an awning that appears like an extension of the roofline to cover the middle-third of the patio.

Fred Hahn inquired about the in-ground planting bed. He confirmed that if the awnings stayed as all canvas, the awnings could be approved administratively by Planning.

Eric Hilty, Hilty Sign, said the plants are in poor condition and they will include potted plants along the patio once it is removed.

Jeff Tyler said the proposed “awning” appears more like a roof extension.

Mike Porreca, Average Joe’s Pub & Grill, said they are willing to do whatever the ART suggests. He indicated the canvas awnings could be portable rather than a building modification.

Mr. Hilty said the finished roof-like awning would be nice but are willing to do a canvas awning if that is preferred.

Mr. Porreca indicated that they wanted the awning to appear as if it had always been there. He explained there are only so many days that customers want to be out on an uncovered patio in Ohio. He said if it is too hot, customers do not want to be sitting in the sun.

Mr. Hilty said that the left over fence from the old Donerick’s Pub is in poor condition and would be removed and replaced.

Mr. Porreca said this shopping center used to be really nice. He said the AMC Theater has recently been renovated both inside and out and it is beautiful. He said Average Joe’s would like to catch the eye of the movie-goers coming out of the theater.

Ms. Downie said if there are going to be televisions mounted outside that they fall into the same category as speakers and would need to be approved by the Planning and Zoning Commission as a conditional use.

Mr. Langworthy asked about the distance from the edge of the building to the edge of the fence. Ms. Downie said it was a little over 17 feet.

Mr. Hilty said the awning could be shorter but they would prefer to cover at least a third of the patio. He noted the patio at Roosters in Polaris is nice, for example. He requested the ART's feedback and asked for guidance.

Mr. Langworthy posed the question to the ART. He asked if they prefer a more permanent structure like the extension of the roof or a canvas awning.

Tammy Noble-Flading asked if there would just be metal poles used to support a canvas awning.

Mr. Porreca indicated that they could wrap the support poles in brick or stone. He emphasized the goal was to bring this property back to life.

Colleen Gilger asked what the Code requirements dictate.

Rachel Ray said the Code states the awning or building modification would need to be architecturally appropriate.

Mr. Tyler said the current proposal is not architecturally appropriate and does not appear to have always been there. He recommended the applicant consider matching the existing columns and wrap the fascia around to coordinate with the existing architecture. He stated he did not want to see as much of a roof that was being presented. He suggested they consider a hipped roof as one alternative. He said he did not want to dictate the design, but he wanted to suggest a few ideas to consider helping the roof appear to be architecturally appropriate.

Mr. Porreca said they could produce another rendering.

Mr. Hilty said they could match those columns.

Mr. Langworthy inquired about the finishes for the underside of the awning if it was not canvas.

Mr. Hilty said the finishes would be similar to what is there already.

Mr. Langworthy asked the applicant if they planned to install any heaters or just lights. The applicant confirmed that just lights would be installed as they have concerns about patio heating.

Mr. Tyler encouraged the applicant to consider a concept like the J. Liu restaurant in Historic Dublin. He also suggested a pergola-type concept as another idea.

Mr. Langworthy asked if the two existing awnings positioned on either side of the proposed awning would remain.

Mr. Porreca said they are being replaced with a canvas of a different color but would use the existing framing. He said they are considering black canvas awnings as that seems to be the trend in Dublin.

Mr. Langworthy clarified that the ART was only approving the overhang and that the patio was able to be approved administratively by Planning. He asked the ART if there were any further questions or comments. He restated that this is a pre-application review and he would look forward to seeing an application sometime in the near future.

**ADMINISTRATIVE**

Mr. Langworthy asked if there were any additional administrative issues or other items for discussion.  
[There were none.]

Mr. Langworthy adjourned the meeting at 2:40 pm.