



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 3, 2015

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Laura Ball, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Dave Marshall, Review Services Analyst; and Ray Harpham, Commercial Plans Examiner.

Other Staff: Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Marie Downie, Planner I; and Laurie Wright, Staff Assistant.

Applicants: Young Jin Kim, J Tiger Martial Arts (Case 3); Eric Hilty, Hilty Signs (Case 4); James Peltier, EMH&T (Case 5); Nelson Yoder, Crawford Hoying Development Partners (Cases 5 and 6); and Gary Sebach, OHM Advisors (Case 6).

Vince Papsidero called the meeting to order. He asked if there were any amendments to the August 27, 2015, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

1. **BSD-HC – Vesna – Sign
15-084ARB/MPR**

**91 S. High Street
Minor Project Review**

Jennifer Rauch said this is a request for the installation of a new projecting sign for an existing multi-tenant building on the west side of North High Street, north of the intersection with Pinney Hill Lane. She said this is a request for review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.065, 153.066, 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Rauch presented an aerial view of the site as well as the existing sign for Dublin Hair and Nails. She said the applicant is requesting a second tenant, Alterations by Vesna, be added to the sign. She noted the proposed sign meets Code requirements for size and height but does not meet the ground clearance of eight feet. She explained that the sign is not hanging over a sidewalk but rather tucked back in a planting area. Therefore, she said the ARB would have to approve the encroaching ground clearance. She described the existing wood sign that hangs from metal brackets. She said the proposed sign is green, black, and white and is proposed to be vinyl. She said that a different material could provide more depth and interest to the sign and recommended the coordination of fonts for the two portions of the sign. She said the proposal has been sent to the City's sign consultants, Studio Graphique for review and alternative material suggestions.

Ray Harpham asked if the font selected was the company's brand or logo. Laura Ball indicated it might be the brand's logo as it appears to be a 'ticket' for the second tenant. Ms. Rauch said she would confirm with the applicant.

Vince Papsidero questioned the proposed design because of the spacing between the two tenant signs.

Ms. Rauch indicated there was a single entrance to access both tenant spaces, but the tenants were independent of each other.

Joanne Shelly said the existing wood sign is higher quality than the proposed. She suggested there be more dimensionality and the fonts be modified to be more cohesive.

Ms. Ball said the City has used a plastic material that resembles wood and suggested a similar material for this sign. She said it would not need painting, is lightweight, and could hang on the existing bracket. Dave Marshall added the plastic is a high density urethane (HTU).

Ms. Rauch said the ARB has approved such plastic signs in the past. She said she would relay any feedback provided by the sign consultant and discuss possible changes with the applicant. She said if the applicant has to file a time extension, they could still go forward to the ARB for the meeting on September 23, 2015.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART determination is scheduled for September 10, 2015.

**2. BSD-SCN – Journey Church – Sign
15-085MPR**

**6608 Dublin Center Drive
Minor Project Review**

Jennifer Rauch said this is a request for the installation of a monument sign for a church on the east side of Dublin Center Drive, approximately 200 feet north of the intersection with 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.

Ms. Rauch presented an aerial view of the site and noted the existing brick building on the free-standing parcel. She presented the existing two-sided sign. She said the sign meets requirements for size, color, and height, but is not properly affixed and will require a masonry base. She said Journey Church has a six-year contract including a year-to-year lease.

Laura Ball asked if the sign could be unbolted. Ms. Rauch answered she was not certain.

Aaron Stanford inquired about the location of the sign. Ms. Rauch replied the site plan did not include dimensions but she thought it might be within eight-feet of the right-of-way.

Colleen Gilger asked if the sign could be moved.

Ms. Ball indicated that a 'sleeve' and trim work could hide the current hardware. The ART agreed.

Ms. Shelly asked if brick could be considered for the base to match the building.

Dave Marshall inquired about the size of the secondary image. Ms. Rauch said the secondary image exceeds 20% of the sign and therefore is permitted five colors.

Mr. Marshall said landscape is required around the base and suggested the sign be raised so the landscape would not obscure the sign.

Ms. Ball suggested that if the sign was kept at the same height and wrapped with masonry, ground cover Junipers could be used to provide year-round coverage.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART determination is scheduled for September 10, 2015.

**3. BSD-SCN – J Tiger Martial Arts – Sign
15-086MPR**

**6627 Dublin Center Drive
Minor Project Review**

Marie Downie said this is a request for the installation of a new wall sign for a tenant in the Dublin Village Center shopping center on the west side of Dublin Center Drive, east of Village Parkway. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Downie presented an aerial view of the site and noted the tenant space. She presented the proposed sign design and explained that the white vinyl sticker letters would be affixed to an existing gray panel with a black and white logo. She stated the storefront is 40 feet long, which would permit a 20-square-foot sign.

Colleen Gilger inquired about the size of the proposed sign. Ms. Downie said the proposed sign is 60 square feet; therefore, the sign would need to be reduced significantly.

Joanne Shelly noted the logo has a complex design and when reduced significantly it may not be legible, especially from a distance.

The ART discussed possible sign alternatives.

Young Jin Kim, J Tiger Martial Arts, asked if the logo could be removed.

Donna Goss suggested applying the logo to a window as a separate sign.

Mr. Kim asked if a separate review would be required for the logo to be placed on a window. Ms. Rauch explained that the window sign would be counted as another sign, which is permitted and could be approved by the ART.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART determination is scheduled for September 10, 2015.

**4. BSD-SCN – Training Grounds – Sign
15-087MPR**

**6791 Dublin Center Drive
Minor Project Review**

Marie Downie said this is a request for the installation of a new wall sign for a tenant in the Dublin Village Center shopping center south of Tuller Road, east of Village Parkway. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Downie presented an aerial view of the site, which has been approved for demolition through July, 2016. Eric Hilty, Hilty Signs, said the tenant is aware of the approval.

Ray Harpham reported the applicant has been working on an occupancy permit.

Ms. Downie said the proposed sign would be placed on the existing tan sign band over the primary entrance. She stated that the storefront is 80 feet so the proposed 40-square-foot sign meets Code.

Mr. Hilty described the sign with black channel letters internally illuminated with white LED lights and a black and orange logo.

Mr. Hilty reported the bands on the entire complex are going to be painted tan.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He stated the ART determination is scheduled for September 10, 2015.

DETERMINATION

**5. Bridge Park – B Block – Phase 1, Section 2 – Mass Excavation 6490 Riverside Drive
15-080MPR Minor Project Review**

Joanne Shelly said this is a request for site modifications including grading and excavation to prepare for future development at the northeast corner of Riverside Drive and Bridge Street. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Shelly said the request is to move dirt and utilities.

Ms. Shelly said Engineering requested modifications to the Mass Excavation Plan that did not all make it onto the plan but Staff was assured the modifications will be submitted as a demolition permit through Building Standards.

Ms. Shelly said approval for the Minor Project Review is recommended with three conditions:

- 1) That the permit plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control;
- 2) That the applicant obtains all required permits prior to beginning work, including but not limited to a Mass Excavation permit, Demolition Permit, and any other approvals from the Ohio EPA required to perform this work; and
- 3) That the applicant and applicable contractors attends a preconstruction meeting with City Staff prior to beginning any earth moving work.

Vince Papsidero asked the applicant if he agreed to the three conditions to which Nelson Yoder responded he did agree.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this Minor Project Review with three conditions.

CASE REVIEW

**6. BSD-C – Home2 Hotel 5000 Upper Metro Place
15-059BSD-DP/SP/MSP Development Plan/Site Plan
Master Sign Plan**

Devayani Puranik said this is a request for the construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the south side of SR161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Development Plan, Site Plan, and Master Sign Plan under the provisions of Zoning Code Section 153.066.

Ms. Puranik presented the building placement and noted it is not located within the Required Build Zone (RBZ) along Frantz Road. She said currently that would require a Waiver but the placement will comply in

the future when the road is expanded. She asked Engineering how the line should be shown on the drawings. Aaron Stanford recommended labeling the line as potential roadway expansion.

Ms. Puranik said Frantz Road is the Front Property Line (FPL) for this parcel, but no portion of the proposed Hotel is within the RBZ, therefore, a technical Waiver is required.

Ms. Puranik said a Waiver is required as there is no access to SR161.

Ms. Puranik said the applicant would like to request thin brick as a primary material. She said they have been showing the main facade in full size brick and the screening boxes wrapped in thin brick.

Gary Sebach, OHM Advisors, said the applicant likes the style of all thin brick and have proposed a shade that would not match the full size brick. He said using all thin brick allows the applicant to use one mason, which simplifies the process.

Mr. Sebach said the thin brick will look the same as full brick.

Ray Harpham indicated the wood construction cannot carry the weight of all full size brick.

Nelson Yoder, Crawford Hoying Development Partners confirmed the steel super structure does not exist.

Ms. Shelly suggested the applicant provide detail of the thin brick and demonstrate why the thin brick is a better solution. She indicated the PZC will ask about windows, sills, and the wrapping of thin brick.

Ms. Puranik said it is possible the applicant will need to request a Waiver for windows and sills.

Vince Papsidero asked if thin brick has been a topic of discussion to which Ms. Puranik confirmed that it had.

Colleen Gilger asked if thin brick had been used anywhere else. Ms. Shelly answered it had but only at a certain height above full size brick.

Ms. Puranik said the proposed vehicular canopy location is not permitted per Code and a Waiver will be required. She explained that vehicular canopies are required to be located on the rear façade of the principal structure or in the rear of the lot behind the principal structure for buildings facing a principal frontage street.

Ms. Puranik inquired about ADA access. She said the plans do not reflect if the applicant investigated ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building. She noted however that ramps have been added.

Mr. Sebach said the applicant pushed back the steps and Ms. Puranik asked that to be clearer on the plans.

Ms. Puranik asked if the applicant had permission from ODOT to install proposed trees in the right-of-way along SR161. Mr. Yoder said they were working with ODOT regarding the speed of the road etc. but permission will be requested from ODOT for the trees to be located along SR161 within ODOT right-of-way.

Ms. Puranik said there is no existing tree replacement requirement for this site as every tree was part of a previous tree requirement; however, preserving existing tree inches can be credited for required

landscaping – a maximum of 50%. She inquired about the site calculations and indicated that relocated trees have a decreased chance of surviving. She said there needs to be a condition for trees that do not survive in regards to replacement since the City will eventually maintain the trees on SR161. She said a Waiver will be needed for street trees on Frantz Road.

Laura Ball said the concern has been for tree canopies. She explained when large trees are transplanted they often go into shock and shut down; therefore, replacement tree caliper should not be over three inches.

Mr. Yoder said the applicant is not required to replace trees inch-for-inch. Ms. Shelly emphasized that the applicant will need to replace trees that die.

Ms. Ball said she will be surprised if ODOT allows street trees on SR161 because of an existing swale.

Ms. Puranik presented the latest elevations received and asked the applicant to describe the changes.

Ms. Puranik said her preliminary analysis indicates a blank wall at Frantz Road and SR161 on the fourth story of the east elevation and two blank wall areas on the west elevation at the third and fourth stories on the northern portion of the elevation. She said signs are not specified by Code as a means to alleviate blank wall conditions and Waivers will be required for these locations.

Mr. Sebach said some of the walls are protruding 18 inches and are different colors. He said he would consider changing the configuration of windows. He stated the sign is a concern as it will not be visible through the trees.

Mr. Sebach indicated the architectural design was being governed by the blank wall dimension requirement.

Mr. Harpham indicated the architect was making a statement with the blank wall. He said a designer has reasons for their design. He said the applicant did a nice job of breaking up the use of windows and he preferred the blank walls as a design element.

Ms. Puranik said a Waiver will be required for the blank walls, but could not be requested for the sign. She said the sign would require a Master Sign Plan that would address the height. She suggested the applicant consider a ground sign.

Mr. Sebach indicated he wanted to discuss signs with the PZC. Ms. Rauch suggested the applicant do a sign height comparison with the surrounding structures.

Mr. Yoder said the most logical location for the sign is on the west elevation above the trees.

Mr. Papsidero asked if a vertical sign had been explored. Ms. Puranik said there is a proposed projecting sign along Frantz Road.

Projecting sign options were discussed and Ms. Rauch reiterated the signs could be requested by way of a Master Sign Plan.

Ms. Puranik inquired about the thin bands at the top of the building as there appeared to be discrepancies on the plans. Mr. Sebach explained they had added a band to the corner boxes but the bands were not the same size as the cornices.

Ms. Puranik concluded that the number of bicycle spaces and dimensions for bicycle areas needed to be added to the plans.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART's recommendation to the Planning and Zoning Commission is scheduled for September 10, 2015, for the PZC meeting on September 17, 2015.

ADMINISTRATIVE

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

Mr. Papsidero adjourned the meeting at 3:10 pm.