



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MARCH 31, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Michael Hendershot, Civil Engineer II; Alan Perkins, Fire Marshal; Mike Altomare, Deputy Fire Marshal; Donna Goss, Director of Development; Colleen Gilger, Economic Development Director; and Matt Earman, Director of Parks and Recreation.

Other Staff: Lori Burchett, Planner II; Claudia Husak, Senior Planner; Marie Downie, Planner I; Logan Stang, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Robert Ferguson, UAS (Case 1); Shannon Schaible, National Sign Systems (Case 3); and Greg Briya, Moody Nolan (Case 4).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the March 24, 2016, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

**1. Verizon Wireless Tower Co-Location
16-021ARTW**

**6775 Bobcat Way
Administrative Review – Wireless**

Logan Stang said this is a request for the installation of antenna concealment panels, a panel antenna and associated coax cables on the roof of the Ohio University Heritage College of Osteopathic Medicine – Dublin Campus and the installation of an equipment shelter adjacent to an existing building. He said the site is on the north side of Bobcat Way and east of the intersection of Post Road and SR 161. 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. Stang presented the aerial view of the site and the ground location for the proposed 12-foot by 26-foot pre-fabricated equipment shelter, which is west of the College of Osteopathic Medicine. He said the chain link fence will be removed and the shelter will have a brick finish to match the office building. He said the existing concrete dumpster pad will be removed and a new asphalt surface will be installed as a pad for the shelter and that pad will match the existing surroundings within the lease area boundary. He presented the existing building – College and where the equipment will be located on the roof. He said the proposed 10-foot antenna concealment panels will be visible from the north, east, and south elevations so they are to match the building exterior to blend in with the architecture.

Robert Ferguson, UAS, explained the previous application was with the previous owner and the shelter was proposed for the south elevation at that time. He said the west side of the existing building has now been selected and the coax cables will run inside but nothing has changed on the roof.

Mr. Stang explained that the previously approved plans are no longer valid. He said a determination is recommended for April 14, 2016, in order for notices to be mailed prior to the determination.

Michael Hendershot inquired about utilities located near the equipment shelter. Mr. Ferguson said he was not aware of any utilities that would impede installation as they are located in the right-of-way, coming in from the north; no sewer or electric lines will be relocated.

Vince Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He stated a determination is scheduled for Thursday, April 14, 2016.

**2. AT&T Tower Co-Location
16-025ARTW**

**7401 Avery Road
Administrative Review – Wireless**

Lori Burchett said this is a request for the installation and replacement of 3 LTE antennas and associated coax cables on the Avery Park water tower located on the west side of Avery Road approximately 600 feet south of the intersection with Brand Road. 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. Burchett presented the site and the final tower elevation. She noted the applicant is replacing two current antennas and adding another antenna at the same location. She said there are no ground modifications proposed. She emphasized the proposal is for upgrades and replacement purposes only.

Vince Papsidero asked if there were any questions or concerns regarding this case. [There were none.] He stated a determination is scheduled for Thursday, April 14, 2016, in order for notices to be mailed prior to the determination.

**3. BSD SCN - Discount Fashion Warehouse - Sign
16-024MPR**

**6599 Dublin Center Drive
Minor Project Review**

Logan Stang said this is a request for the installation of a new 45-square-foot wall sign for a tenant within Dublin Village Center. The site is located on the west side of Dublin Center Drive approximately 300 feet north of the intersection with Village Parkway. He said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Mr. Stang presented the proposed wall sign as it would be installed on the storefront. He said the sign meets the Code for number, height, size, and location.

Jeff Tyler said the applicant will need a building permit before installing the sign.

Vince Papsidero asked if there were any questions or concerns regarding this case. [There were none.] He stated a determination is scheduled for next Thursday, April 7, 2016.

DETERMINATION

**4. BSD SRN – Bridge Park, B Block, Building B4/5
16-019MPR**

**6500 Longshore Street
Minor Project Review**

Lori Burchett said this is a request for modifications to the previously approved Site Plan to allow for first floor commercial/retail use instead of the approved residential units adjacent to Longshore Street in the parking garage of building B 4/5. 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. Burchett presented the approved parking garage with residential on the ground floor. She explained commercial/retail is a permitted use for the ground level and there will be minimal changes other than use.

Through Staff's analysis, she said no conflicts in uses were found. Additionally, she said Code was reviewed and there is a reduction in the requirements for commercial/retail use versus residential so there is no impact to parking.

Ms. Burchett said approval is recommended for the Minor Project Review with two conditions:

- 1) That the applicant design the ground level commercial/retail spaces to meet the entrance standards of §153.062(F)(3); and
- 2) That the applicant provides total transparency percentages at the time of building permitting per §153.062(O)(12)(1).

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

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 2:15 pm.

As approved by the Administrative Review Team on April 7, 2016.