



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

APRIL 14, 2016

ART Members and Designees: Jennifer Rauch, Planning Manager; Jeff Tyler, Building Standards Director; Aaron Stanford, Senior Civil Engineer; Alan Perkins, Fire Marshal; Mike Altomare, Deputy Fire Marshal; Donna Goss, Director of Development; Rachel Ray, Economic Development Administrator; Kyle Kridler, Economic Development Administrator; and Matt Earman, Director of Parks and Recreation.

Other Staff: Lori Burchett, Planner II; Claudia Husak, Senior Planner; Logan Stang, Planner I; Nicki Martin, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Robert Ferguson, UAS (Case 1); and Chris Crader, Grow Restaurants, Jon Stephens, Sullivan Bruck Architects, and Adrienne Consales, Black Ink Design (Case 3).

Jennifer Rauch called the meeting to order at 2:02 pm. She asked if there were any amendments to the April 7, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**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 where the proposal meets all applicable requirements for the antenna installation including color, height, and compatible design. He said the proposed equipment shelter for the southwest side of the existing building will match the adjacent building finish and utilize the existing concrete pad for the foundation. He said the 10-foot screening panels around the rooftop antenna will match the existing building façade.

Rachel Ray inquired about the dumpster in the graphic. Robert Ferguson, UAS, confirmed the proposed equipment shelter will go where the dumpster was shown but the pad will need to be expanded to create a complete foundation. He also clarified that the cables will run along the inside of the building so they will not be visible.

Mr. Stang said approval is recommended for this application for a wireless communications facility with no conditions.

Jennifer Rauch asked if there were any further questions or concerns regarding this case. [There were none.] She confirmed the ART's approval of a wireless communications facility.

**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 2 LTE antennas, 1 new antenna, 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 said the antenna is designed to be unobtrusive; does not extend above the highest point of the supporting structure; and complies with applicable provisions of §99.05.

Ms. Burchett said approval is recommended for this wireless communications facility application with one condition:

- 1) That any associated cables or other wiring should be trimmed to fit closely to the panels and shall be neutral in color or match the supporting structure.

Ms. Burchett noted the applicant was not present but had agreed to the above condition prior to the meeting.

Donna Goss reported that she met with the Legal Department and found that the City is the landowner and that Legal negotiated an agreement with the wireless provider.

Jennifer Rauch asked if there were any questions or concerns regarding this case. [There were none.] She confirmed the ART's approval of a wireless communications facility.

INTRODUCTIONS

**3. BSD HC - Harvest Pizza
16-027ARB-MPR**

**45 N. High Street
Minor Project Review**

Logan Stang said the proposal is for exterior modifications to the roof, review of a parking plan, and the installation of a new awning sign and projecting sign for an existing building on the west side of North High Street approximately 100 feet south of the intersection with North Street. He 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 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Stang presented an aerial view of the site and noted the former tenant was Sister's Sweet Shoppe. He described the one-story historic structure as a vernacular building from the 1880s with a stone foundation, cement shingle siding, and a standing seam metal roof with an addition of asphalt roof shingles. He said the proposed new roof vents, HVAC units, and air unit will be screened with materials that complement the site.

Jeff Tyler inquired about the exhaust fans. Jon Stephens, Sullivan Bruck Architects, explained the discharge is up. Mr. Tyler encouraged the applicant to read Ohio Mechanical Code Section 506.5.5.

Jennifer Rauch asked if the screening for the ground units encroach into the setbacks and if so, a Waiver would be necessary. Mr. Stang explained the various screening proposed and said he would research the setback requirements.

Mr. Stang said the proposed ground and awning signs will match the shape and size of the existing signs and meet Code requirements for size, height, and location. He added the sign colors and style complement the architecture and surrounding context. He said the awning on the west side will be the same measurements as the existing awning but the Harvest Pizza text and graphics will be represented. He said the previous awning was approved so he anticipates the proposed awning will still meet the Code.

For the ground sign, Mr. Stang asked if the moon was a registered logo. Chris Crader, Grow Restaurants, answered the logo is not registered but the name is. Mr. Stang said it appears the logo may need to be decreased in size slightly to meet the Code requirement.

Ms. Rauch inquired about the paint colors. The applicant said the colors are specific corporate colors.

Mr. Stang explained that 42 parking spaces required for the restaurant use cannot all be provided on-site so parking for employees will be provided off-site. He said there are only five spaces available on-site but there are 24 additional off-site spaces. He reported the three public lots in this district provide over 100 spaces so the parking plan meets the Code requirements.

Jennifer Rauch inquired about previously approved variances for parking.

Mr. Stang said a number of properties were granted variances to reduce the required parking, prior to zoning for the Bridge Street District. He said the applicant has provided a series of parking agreements to provide additional parking that cannot be accommodated on the site. Per the agreements, he said 60 – 75% of the spaces can be provided and that he would review the history of the variances.

Rachel Ray asked if the parking agreements include South High Street to which Mr. Stang said he would clarify. He said parking spaces closer to this building should be reserved for customers and employees should park farther away. Ms. Ray said she was interested in whether parking spaces have already been designated for other businesses in the area.

Mr. Tyler asked if a valet service would be provided. Mr. Crader replied they would use the valet service and have already reached out to the service.

Ms. Rauch asked the applicant if he planned to install a patio space. Mr. Crader said he was considering sharing the patio with the neighbor but does not plan to move forward at this time.

Mr. Stang noted the applicant plans to replace the existing barn door like-for-like as part of the exterior modifications.

Ms. Rauch said the target Administrative Review Team recommendation to the Architectural Review Board is scheduled for April 21st for the ARB meeting on April 27th.

**4. BSD HC - Berkshire Hathaway - Sign
16-029ARB-MPR**

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

Nicki Martin said this is a proposal for the installation of a new projecting sign and a new wall sign for an existing carriage house south of Pinney Hill Lane at the intersection with Mill 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 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Ms. Martin presented the aerial view of the site and explained this proposal is for the carriage house located on the property behind the main structure. She explained that a projecting sign and a directory sign plaque were approved for Gerber & Mitchell, LLC - main structure by the ARB in January. She said that projecting sign was on the front of the building while the directory sign was located on the back and they were to coordinate with the existing color scheme. She said the owner had intended on repainting the two buildings the same color scheme of Carriage Red with Capitol White for the trim. She reported the doors of both structures are painted Amber Slate. She said the GEM Law signs matched the building with Amber Slate as the background color and Capitol White as the trim and text color.

Ms. Martin said this application meets the Code for the number of colors but she asked the ART to consider if the colors should be consistent across the two buildings. She said the proposed colors are a custom Berkshire Hathaway Cabernet and Berkshire Hathaway Cream.

Jennifer Rauch stated the colors should coordinate with the building colors, therefore coordinating with the main structure signs. She indicated the proposed Berkshire Hathaway Cabernet is more of a purple tone and does not coordinate with the building colors. The ART agreed the Berkshire Hathaway Cream may be acceptable, but overall the concern is achieving signs that are complementary to the building. Matt Earman and Donna Goss said they visualized the Berkshire Hathaway Cabernet as clashing if it were the background color for the signs. Ms. Goss proposed Berkshire Hathaway Cream for the background color and Berkshire Hathaway Cabernet just as the accent color. Jeff Tyler requested a look at the true color palette rather than how the colors appeared in the illustrations, which might not be accurate. Aaron Stanford suggested the applicant update their submitted plans with the actual colors that they desire for the next ART review.

Ms. Martin said the Code requires two different sign types, the wall sign on Mill Lane is flush mounted and the second is the projecting sign on Pinney Hill. She confirmed they both meet the Code for height.

Mr. Tyler suggested two projecting signs may be more appropriate given the location of the structure to the rear of the property – one on Mill Lane and the other on Pinney Hill Lane. He suggested the applicant amend the application to a Master Sign Plan to permit two signs of the same type. Ms. Husak agreed.

Mr. Stanford asked if the signs would be illuminated. Ms. Martin answered that lighting is not proposed.

The ART questioned if the projecting sign was proportional to the wooden bracket and if the applicant would consider a bracket more in scale to the sign and the building.

Ms. Martin reported the applicant would be in attendance April 21st for the scheduled recommendation to the Architectural Review Board's April 27, 2016, meeting.

ADMINISTRATIVE

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

Ms. Rauch adjourned the meeting at 2:40 pm.

As approved by the Administrative Review Team on April 21, 2016.