



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 29, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshall.

Other Staff: Logan Stang, Planner I; Nichole Martin, Planner I; Jennifer Rauch, Planning Manager; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Chris Meyers, Meyers + Associates Architecture; and Matt Dunlap, Charles Penzone (Case 2).

Vince Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the September 22, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

**1. BSD C - H&B Nails Spa - Sign
16-079MPR**

**6307 Sawmill Road
Minor Project Review**

Mike Kettler said this is a request for the installation of a new wall sign for a tenant space within the Trader Joe's Shopping Center on the west side of Sawmill Road at the southwest corner of the intersection with W. Dublin-Granville Road. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.065(H) and §153.066.

Mr. Kettler presented the aerial view of the site and noted that the tenant space faces Sawmill Road. He said the proposed wall sign will be installed above the main entrance of the tenant space in the sign band that contains the lighting and associated equipment and will be routed out of the aluminum panel. He stated the proposed sign meets Code for number/type, size, location, height, and color. As such, he said the sign is proposed at 20 square feet in size, 11 feet, four inches in height, and contains 3 colors – white and green lettering on a gray background. However, he said the secondary image must be reduced in order to meet the permitted size outlined in the Zoning Code.

Mr. Kettler said approval is recommended for the Minor Project Review with the following condition:

- 1) That the secondary image containing "The Pursuit of Health and Beauty" be reduced to four square feet in size.

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

CASE REVIEW

**2. BSD SCN – Charles Penzone Salon
16-071SPR**

**6671 Village Parkway
Site Plan Review**

Nichole Martin said this is a request for the construction of a 12,000-square-foot building and associated site improvements on a ±3.54-acre site on the west side of Village Parkway at the roundabout with

Shamrock Crossing. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.

Ms. Martin presented the Site Plan. She explained the applicant submitted similar plans to what was previously approved as the Basic Plan; however there are now additional Waivers to be requested. She said Lori Burchett, the main contact on this application coordinated with the applicant and provided a detailed comment letter, of which Ms. Martin highlighted some of the points. She presented renderings of the proposed architecture. She explained that if the sign graphics are left in the renderings to be shared with the PZC during their review, a Master Sign Plan will be needed. Adversely, if the applicant was not prepared to present a MSP, the signs could simply be removed from the graphics. She presented a detailed Landscape Plan and noted that the wall needed to be tapered and brought out of the right-of-way. She said the lighting needed to be clarified on the Landscape Plan. She noted that a Parking Plan has also been requested.

Chris Meyers, Meyers + Associates Architecture, said most of Lori's comments make sense and are in alignment with discussions they have had over the past several months. He indicated the best format for a Parking Plan had been discussed with Lori prior to the meeting. As for the signs shown in the renderings he said Penzone is in the process of defining a new brand and the graphics should be finalized in the next day or so; they have yet to determine if they will be left on the renderings in preparation for a MSP or if they will be removed. He indicated material selection details for specifications and installation will be provided.

Matt Dunlap, Charles Penzone, indicated points 3 - 12 from Lori's comment letter have been addressed. He said the overall package for signs will not be ready.

Mr. Meyers recalled the comments from the PZC addressing blank walls. Ms. Martin explained that signs on a wall did not fulfill the blank wall requirement.

Mr. Meyers asked to what extent he should represent information on the true scope on the southern portion of the site in terms of connective paths and potential walkways as he recalled the PZC's comments. Ms. Martin recommended the applicant clarify what is for approval and what is not; showing both what is proposed and what is being considered for the future will provide context. Mr. Meyers indicated he hopes that when actual installation happens, there will be a shared agreement in place with all parties.

Ms. Martin referred to the comment letter point #3 whereas additional detail for the awning overhang materials be provided. She said a preference or insight showing a flat roof to the edge or rendering showing a parapet is what is requested. She said a parapet may provide a sharper roofline.

Jeff Tyler inquired as to whether the Code requirement called for the flat roof or the parapet. He indicated he would rather not see the drip edge but that is a construction detail. Logan Stang said both options were permitted for this type of building in the Code. Mr. Meyers indicated the appearance from the ground is always the same.

Mr. Meyers confirmed the canopy will function as a canopy with a solid translucent impact acrylic with a laser cut design.

Mr. Tyler asked the applicant how sure they are of the materials and color palette they are submitting. He said he wanted to ensure what they were proposing was what they planned to use because he did not want to see them return to revise plans after the original approval. Mr. Meyers said they have been working with the same general contractor from the beginning so the cost estimates for materials have been consistent and ensured the ART that they will use what has been proposed.

Mr. Meyers discussed the wood product they plan to use, which is Ecotherm wood. He explained the product has been used in northern European coastal towns as the process strengthens wood and makes it impervious to the elements, which makes it ideal for decks, wood patios, fences, siding, and other outdoor applications. He said pricing is competitive with other resin based products. He said it is installed with a clip system and is virtually indestructible and has great longevity. He said he was shown examples where after 10 – 15 years, the product still looked great. He added it is an incredibly beautiful real wood product that is durable, safe, and environmentally friendly.

Shawn Krawetzki inquired about the heartiness of the color. Mr. Meyers said it does not boil or fade and is durable because of its density. He said oil is baked into it throughout and offered to bring in a catalogue about the product.

Ms. Martin asked the applicant to address the open spaces and clearly define which spaces are for the public's use to meet the requirement of the Code.

Ms. Martin inquired about the dumpster enclosures. Mr. Meyers said they plan to use the current trash receptacles that are located on the northern property. He asked if the enclosure had to be rewrapped or recovered. Ms. Martin said she would check the Code to make sure utilizing a trash receptacle off site is permitted. She said the applicant would need to clearly identify the dumpsters and where they are located, even off site.

Mr. Meyers said he could show the dumpsters on the campus-wide Parking Plan. He concluded by stating he was comfortable with everything requested.

Ms. Martin pointed out that when an application does not meet the Code and Waivers are requested, details and calculations are required for Staff to review. She said information is needed to address the following: street wall height, open spaces, primary materials, vertical increments, and blank wall calculations.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART's recommendation is scheduled for October 6, 2016.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:35 pm.