



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

SEPTEMBER 8, 2016

ART Members and Designees: Jenny Rauch, Planning Manager; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshall; Matt Earman, Director of Parks and Recreation; and Shawn Krawetzki, Landscape Architect.

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

Applicants: None were present.

Jenny Rauch called the meeting to order at 2:03 pm. She asked if there were any amendments to the September 1, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSD SRN – Bridge Park, B5 Parking Structure
16-060MPR**

**6561 Mooney Street
Minor Project Review**

Lori Burchett said this is a request for exterior modifications to a previously approved parking structure to revise architectural elements and building materials for building B4/B5 in the Bridge Park Development, northwest of the intersection of (future) Banker Drive and (Future) Mooney Street. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Minor Project Review under the provisions of Zoning Code §153.066.

Ms. Burchett said the proposal addresses two facades the south and the east that remain clad in brick but additional masonry detail has been added. She said the brick piers now include a light-colored vertical brick accent and are capped off with a fiber cement and alum coping. She noted the spandrels between these piers are exposed architectural concrete with frameless perforated aluminum panels in a staggered vertical pattern covering the majority of the spandrel. She explained the request to decrease the size of the vegetative screen was to meet the open air requirement since more panels were added that are now flush to the building negatively contributing to the transparency calculation as the mesh panels are not set off the building like they were originally. She reported the ART had asked for more panels so it looked more cohesive.

Jeff Tyler explained when the open air requirement is achieved then a ventilation system does not need to be installed.

Ms. Burchett said the ART also requested renderings showing the lighting, especially the effects at night, which the applicants should have prepared in time for the PZC review. She said the renderings showing either more randomness or more symmetry were not yet available.

Mr. Earman had recommended that the applicant provide additional detail of the lighting to the Planning and Zoning Commission.

Mr. Tyler asked if the applicants addressed the color of the crash walls to compliment or match the screen. Ms. Burchett said the concrete walls should have a similar color to the rest of the facade.

Ms. Burchett said approval is recommended to the Planning and Zoning Commission with three conditions:

- 1) That the applicant provide a concrete color to match the color of brick #1;
- 2) That the applicant provide a rendering adhering to either more randomness or more symmetry of the panels; and
- 3) That the applicant remove the signs in all the materials being presented as they are not an accurate representation of the Master Sign Plan.

Shawn Krawetzki indicated that internal lighting could blot out any lighting effects.

Colleen Gilger said the current renderings did not show the shadowing effects and undulations that were shown in the original design and lighting might really change the flat appearance.

Jenny Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the PZC with three conditions.

**2. Verizon Wireless Co-Location - PUD
16-066ARTW**

**5080 Tuttle Crossing Boulevard
Administrative Review - Wireless**

Logan Stang said this is a request to replace existing antennas and a distribution box with 6 quintal panel antennas and 3 ray caps on the roof of an existing office building at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. He said this is a request for a review and approval for a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Codified Ordinances.

Mr. Stang presented an aerial view of the site and explained the proposal met the size, height, and location requirements. He confirmed the applicant is using the existing ground equipment and there would be no modifications to the shelter.

Mr. Stang said approval is recommended for a Wireless Communication Facility with two conditions:

- 1) That the antenna panels are painted to match the existing screen wall; and
- 2) That any associated cables are trimmed to fit closely to the panels.

Jenny Rauch asked if there were any questions or concerns regarding this application. [There were none.] She confirmed the ART's approval of a Wireless Communication Facility.

ADJOURNMENT

Jenny Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:21 pm.