



MEETING MINUTES

Administrative Review Team

Thursday, April 20, 2017 | 2:00 pm

ART Members and Designees: Jeff Tyler, Building Standards Director; Vince Papsidero, Planning Director; Matt Earman, Director of Parks and Recreation; Colleen Gilger, Director of Economic Development Administrator; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Brad Flora, Fire Inspector; and Tim Hosterman, Police Sergeant.

Other Staff: Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Cameron Roberts, Planning Assistant; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Stephen Ciciretto, SBC Global (Case 1).

Jeff Tyler called the meeting to order at 2:03 pm. He asked if there were any amendments to the April 6 meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSD HTN – 3 Palms Restaurant - Patio
17-021ARB-MPR**

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

Lori Burchett said this is a request for a patio and construction of an addition for the Bridge Park West development located on the east side of N. High Street, approximately 400 feet south of the intersection with Indian Run Drive. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and §153.170 and the *Historic Dublin Design Guidelines*.

Ms. Burchett presented the updated rendering for this proposal and noted Building Z is a multi-tenant building with this restaurant located on the first floor of N. High Street.

Ms. Burchett said the approved Site Plan for Building Z shows a street-level open area on the north/west elevation. She said the applicant is proposing to cover the space with a ±600 square-foot pier-framed structure clad with stone with a metal-framed canopy for use as a patio on the north side. She explained the canopy is detailed with cement board siding and wood trim elements. Due to the existing building type, she said the materials for the addition must comply with Building Code fire-rating requirements but in instances where wood cannot be used, the material will be finished to give the appearance of wood. She stated that glass and stone are permitted primary materials; and wood siding and metal are permitted secondary materials. Additionally, she said a garage door system will be used to enclose the space on the north and west elevations and a decorative wood awning is proposed on the western façade of the building.

Ms. Burchett said the proposed railing system is consistent with the surrounding spaces for safety and access throughout the space, which includes dining tables and seated areas that meet the requirements of outdoor dining and seating in terms of maintaining a 6-foot pedestrian clear zone. She concluded no outdoor speakers or advertising is proposed and as a condition of approval, the applicant will coordinate indoor and outdoor furnishings.

Ms. Burchett said approval is recommended to the Architectural Review Board with the following condition:

- 1) That the outdoor furniture coordinates with the design of the interior furnishings in a similar and high-quality design.



Stephen Ciciretto, SBC Global, provided a sample of the building material intended for the half-gable design that is not part of the patio but for on the front façade of the restaurant. He presented a graphic that reflected their restaurant in another city in Ohio that had a similar design.

Jeff Tyler asked if the fiber cement board will require a Waiver. Ms. Burchett said normally a Waiver would be needed for that material but the fiber cement material was already part of the review for the existing building and a Waiver was approved at that prior review. She added the small amount intended to be used will not make a difference to the original calculations and the applicant will still meet Code.

Colleen Gilger inquired about rainwater runoff. Mr. Ciciretto said there was going to be a gutter system so water will not wash over the residential units below.

Aaron Stanford asked if any new exterior lighting was proposed to which the applicant answered there was not any additional lighting included in this proposal.

Mr. Tyler asked if there were any further questions or concerns regarding this application. [There were none.] He stated the ART recommends approval to the Architectural Review Board for the Minor Project Review.

**2. BSD HC – Johnson’s Real Ice Cream
17-030ARB-MSP**

**55 West Bridge Street
Master Sign Plan**

Cameron Roberts said this is a request for a Master Sign Plan for Johnson’s Real Ice Cream including one projecting sign and one awning sign. He said the site is on the south side of West Bridge Street, approximately 100 feet east of the intersection with Franklin Street. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Master Sign Plan under the provisions of Zoning Code §153.066 and §153.170 and the *Historic Dublin Design Guidelines*.

Mr. Roberts presented an aerial view of the site as well as the street view of the tenant space from West Bridge Street in context with surrounding properties. He presented the proposed 7.5-square-foot projecting sign for the northeastern corner of the building, which will project out at a 45 degree angle to allow visibility from both the north and the east. He said the sign will consist of High Density Urethane (HDU) with a cream-colored background that will be sandblasted for a woodgrain effect. He explained the border, logo, and text will be satin black and raised; the text reads “JOHNSON’S REAL ICE CREAM EST. 1950”. The sign will be hung he said from a custom aluminum mounting bracket on chains and gooseneck lights will be attached to the top of the mounting bracket. He said the sign will be mounted at 9 feet from the entrance instead of 6 feet required by Code, hence the request for a Master Sign Plan.

Mr. Roberts presented the second proposed sign, which is a new awning sign for above the main entrance that will replace the existing awning sign of the same size. He said the text on the front surface of the awning sign will read “Johnson’s Real Ice Cream”. He explained the secondary logo “ice cream cones” will need to be removed because they do not meet secondary image requirements and previous approved awning signs have not had any content displayed on their sides. He said this will be a condition of approval and will keep this awning sign consistent with what has been previously approved.

Mr. Roberts stated the signs are compatible with the existing structure, as well as the Historic District, in terms of the Architectural Review Board general review standards. While there is no criteria for a MSP, he stated the Code outlines the intent and purpose of the application and the proposal overall meets the guidelines as well as the context of the surrounding development.

Mr. Roberts said approval is recommended to the Architectural Review Board for the Master Sign Plan with two conditions:

- 1) That the secondary images (ice cream cone logos) on the sides of the awning sign be removed, prior to filing for sign permits; and
- 2) That the secondary image size for the projecting sign should be revised to meet Code.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He stated the ART recommends approval to the Architectural Review Board for the Master Sign Plan.

**3. AT&T Wireless Co-Location
17-032ARTW**

**6430 Shier Rings Road
Administrative Review - Wireless**

Logan Stang said this is a request for a wireless co-location on an existing tower to replace three antennae at an elevation of 109 feet. He said the site is on the north side of Shier Rings Road, approximately 100 feet west of the intersection with Avery Road. He said this is a request for a review and approval of a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Mr. Stang said the existing monopole structure and associated equipment cabinet will be utilized for all proposed modifications. He added the antennas, other wireless communications facility support structures, and supporting electrical and mechanical equipment shall either maintain a non-contrasting gray or similar color or have a galvanized steel finish. He stated the existing equipment shelter and ice bridge connecting the shelter to the monopole will be used and new power cables will be installed using the ice bridge with any structure mounting taking place inside the monopole. He concluded there will be no additional changes to any ground equipment with this application.

Mr. Stang said approval is recommended for the Wireless Communication Facility with the following condition:

- 1) That any associated cables or other wiring are trimmed to fit closely to the structure.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Wireless Communication Facility.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [Hearing none.] He inquired about small cell towers as a local company is considering them. He asked if they are addressed yet in the Code to which Claudia Husak answered they were not. Colleen Gilger suggested we contact Rachel Ray as she has been looking into these towers as more inquiries have been made. Mr. Papsidero adjourned the meeting at 2:15 pm.

As approved by the Administrative Review Team May 5, 2017.