



MEETING MINUTES

Administrative Review Team

Thursday, September 21, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Ray Harpham, Interim Chief Building Official; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Mike Altomare, Fire Marshal; and Tim Hosterman, Police Sergeant.

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

Applicants: Wayne Schick, Cameron Mitchell Restaurants LLC and Carter Bean, Bean Architects (Case 1).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the September 7 meeting minutes. The minutes were accepted into the record as presented. He noted the following Minor Modifications:

1. Bridge Park, Building B2 Plazas – Changes in building material or color.
2. Cloverleaf Suites – Changes in building material or color.
3. Bridge Park, Building C3 – Other modifications deemed appropriate by the Planning Director.

DETERMINATIONS

**1. BSD HTN – The Avenue
17-070ARB-MPR**

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

Nichole Martin said this is a proposal for exterior modifications for a tenant space in the commercial building Z1 of the Bridge Park West Development including an entry canopy, awnings, and courtesy panels; and an enclosed patio adjacent to the Riverside Crossing Park West Plaza. She said the site is east of North High Street, approximately 400 feet north of the intersection with North Street. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Martin presented an aerial view of the site for context within Bridge Park West. She presented the proposed west elevation on N. High Street and noted the tenant's proposed modifications that include: a metal canopy with a black and white scalloped fabric valance and marquee lights; five black awnings with white piped detail and scalloped edge that runs above the windows and courtesy panels (black ceramic frit spandrel glass for the lower portion of the windows; entry doors made of a dark finished wood; and two relocated bronze sconces that were originally higher on the building that are lowered and added to each side of the door.

Ms. Martin presented the proposed north elevation at the West Plaza that shows the proposed covered and enclosed patio with roll down, marine-grade, acrylic bordered by a silver tweed as well as a separate ThermoVeil sunscreen in a black/brown basket weave pattern. She explained that these materials are not permitted, therefore a Waiver is being requested.

Ms. Martin presented proposed elevations with the enclosure as well as proposed character renderings with shades up, shades down, and at night time to demonstrate how the enclosed patio responds to the base building. She reported the applicant has incorporated an integrated gutter system to manage stormwater.



Ms. Martin presented the furniture, planters, and landscaping proposed. She noted the patio tables are shown as brilliant black with brass surround and a black base; the chairs are in honey rattan with woven black and burgundy seats. She indicated the proposed chair coordinates with other approved chairs in Historic Dublin.

Ms. Martin said the applicant will need to meet the Master Sign Plan that was approved in December 2015, which will require permits prior to installation.

Ms. Martin said a recommendation of disapproval to the Architectural Review Board is recommended for a Waiver Review to permit additional secondary building materials, as criteria is not met. She explained the materials would not enhance the building and are not of a higher quality as compared to what is permitted. She added staff is suggesting the tenant improvements be subordinate to the (future) pedestrian bridge and therefore recommends the marquee lights be limited to the entrance and not on the patio, which runs along the public plaza.

Ms. Martin said staff is recommending approval to the Architectural Review Board for a Minor Project Review with two conditions:

- 1) That the patio enclosure be a permanent structure constructed of an approved primary or secondary material, subject to ART approval; and
- 2) That the marquee lighting be eliminated along the enclosed patio.

Shawn Krawetzki asked for details about the stormwater management system. Carter Bean, Bean Architects, explained the gutter runs along the soffit extension and is piped across a finished ceiling leading to a downspout sending water into the underground system.

Mr. Bean clarified the materials are a marine-grade acrylic and not canvas, will not yellow or cloud as quickly as others, and distributed material samples. He also said the chairs originally proposed as a synthetic are now a true rattan, which is a higher quality material.

Donna Goss inquired about speakers desired for the patio. Ms. Martin explained the applicant must file a separate Conditional Use application, which would require review and approved by the Planning and Zoning Commission and emphasized that would need to be obtained before any speakers could be installed.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Waiver was recommended for disapproval by the ART at the recommendation by staff and will be forwarded to the Architectural Review Board. He called for a vote, the motion carried, and the Minor Project Review was recommended for approval with two conditions to be forwarded to the Architectural Review Board for their meeting on September 27, 2017.

**2. BSD HR – Schmitt Residence
17-096ARB-MPR**

**109 S. Riverview Street
Minor Project Review**

Lori Burchett said this is a proposal for exterior modifications for the historic portion of an existing two-story, single-family dwelling including replacement of the roof, windows, gutters, and downspouts. She said the site is west of S. Riverview Street, southwest of the intersection with Pinneyhill Lane. She said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project under the provisions of Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Ms. Burchett presented an aerial view of the site and a view from S. Riverview St. (looking west); a view from Pinney Hill Lane (looking south); and a view from S. Riverview St. (looking northwest) to show the existing conditions of the home.

Ms. Burchett reported the home is listed on the Historic Register for a significant event as it was part of Underground Railroad.

Ms. Burchett presented the elevations to show the proposed exterior modifications which include: a new charcoal gray raised seam metal roof to replace the existing raised seam metal roof; repaired and rebuilt soffits; Pella windows 6-over-6 to replace windows on the original brick structure; small spot masonry repairs to the brick; a new front door to replace the existing non-historical front door and transom; and to replace gutters and downspouts with period appropriate style to match the color of the roof.

Ms. Burchett presented the proposed roof material; the Pella window dimensions, which are very similar in style to the original so they are historically sensitive; the rounded downspouts that are more period appropriate; and the proposed two-panel glass door with transom windows.

Ms. Burchett reported the City's third-party consultant reviewed this application and expressed concern about the proposed door being appropriate or not for the period. He found in the historic guidelines that this door was used in some of the building types but not necessarily for this architecture.

Ms. Burchett stated the application was reviewed against the Minor Project Review criteria and the Architectural Review Board Standards, and a recommendation of approval to the Architectural Review Board for a Minor Project Review with one condition is recommended:

- 1) That the applicant work with staff to select a more architecturally and period appropriate door.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Minor Project Review was recommended for approval to the Architectural Review Board with the one stated condition.

INTRODUCTION

3. BSD SCN – Charles Penzone – The Grand Salon 17-097MSP

6645 Village Parkway Master Sign Plan

Lori Burchett said this is a proposal for a Master Sign plan for the 12,000-square-foot Charles Penzone Grand Salon on a 1.8-acre parcel, zoned Bridge Street District, Sawmill Center Neighborhood. She said the site is west of Village Parkway and northwest of 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 Master Sign Plan under the provisions of Zoning Code Section 153.066.

Ms. Burchett presented drawings to show the rebranding style recently adopted by Charles Penzone. She reported that staff had concerns about the lack of creativity in the new design, which is simple block channel letters in white with a black background. She noted the reason for the request for a Master Sign Plan is to gain allowance for the signs. She said staff has been in contact with their representative about the concerns.

Ms. Burchett indicated that the Planning and Zoning Commission was concerned about the blank wall issue but had indicated they might allow that if the applicant came back with an innovative and highly creative sign. Staff does not believe the wall sign proposed fits that bill.

The consensus of the ART was that the proposed signs are not creative, they are just very large, and warrant more conversation. One member stated the sign package does not give the impression this building is a spa-like environment.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:30 pm.