



RECORD OF DETERMINATION

Administrative Review Team

Thursday, October 13, 2022

The Administrative Review Team made the following determination at this meeting:

1. Shell Station Sign at 201 W. Bridge Street, 22-115MPR, Minor Project Review

Proposal:	Installation of a 39.4-square-foot ground sign for a 0.93-acre site zoned Bridge Street District, Historic Transition Neighborhood.
Location:	Southwest of the intersection of W. Bridge Street with Monterey Drive.
Request:	Review and approval of a Minor Project under the provisions of Zoning Code §153.066.
Applicant:	Mitchell Powell, CB Signs
Planning Contacts:	Dan Phillabaum, AICP, RLA, Principal ▪ Landplan Studios, LLC; and Chris Will, AICP, Planner II, City of Dublin—Planning
Contact Information:	614.567-2000, dan@landplanstudios.com 614.410.4498, cwill@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/22-115

Motion: Ms. Rauch motioned, Mr. Hendershot seconded, to approve the Minor Project for the replacement of a sign with eight (8) conditions as amended:

- 1) That the upper sign faces be revised to an extruded polycarbonate design that creates depth to the Shell logo by projecting this element beyond the sign face subject to Planning approval;
- 2) That the sign faces be revised to a light grey or silver color complementary to the sign cabinet and brick, subject to Planning approval;
- 3) That additional details of the proposed changeable copy portion of the sign, including letter/number heights, colors, fonts and illumination be provided for Planning review and approval;
- 4) That plant material be provided within the base of the sign with plant selections that will fill the void below the sign cabinet at maturity, and that a planting plan be provided for all proposed landscape materials, subject to Planning approval;
- 5) That the brick sign base and side supports, concrete caps and metal cabinet be remediated of all surface mold/algae/lichen and that the brick be tuck-pointed as necessary;
- 6) That the applicant provides a site plan to scale that accurately shows the right-of-way and ground sign location prior to submitting a sign permit with the Division of Building Standards;
- 7) That if applicable, the applicant shows any right-of-way encroachments on a site plan to scale and provides to the City of Dublin Division of Engineering and/or ODOT for review and determination on whether or not this encroachment is acceptable to the City of Dublin and/or ODOT to the satisfaction of the City Engineer; and



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- 8) That the applicant acquires a right-of-way encroachment agreement from the City of Dublin and/or ODOT if a right-of-way encroachment exists and is determined to be acceptable to the City of Dublin and/or ODOT to the satisfaction of the City Engineer.

RECORDED VOTES:

Jennifer Rauch	Yes
Bradley Fagrell	Yes
Jennifer Klus	Yes
Shawn Krawetzki	Yes
Michael Hendershot	Yes
Jake Stoll	Yes

Determination: This Minor Project was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.066(O)(5)(e).

STAFF CERTIFICATION

DocuSigned by:
Jennifer Rauch
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Jennifer M. Rauch, AICP
Planning Director

