



MEETING MINUTES

Administrative Review Team

Thursday, February 9, 2023 | 2:00 pm
Development Building

CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:02 pm.

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Jennifer Klus, Director of Economic Development; Brad Fagrell, Director of Building Standards; Michael Hendershot Sr. Civil Engineer; Shawn Krawetzki, Landscape Architect Manager; and Sergeant Stoll, Police Department.

Staff Members present: Zach Hounshell, Planner II; Taylor Mullinax, Planner I; Flora Liston, Administrative Assistant III.

Applicants present: Seizan Lindstrom, MSA Design; and Rebecca Green, Zoning Resources.

Ms. Rauch made a motion and Ms. Klus seconded to approve the minutes from the **January 12, 2023**, meeting.

Votes: Sergeant Stoll, yes; Mr. Krawetzki, yes; Mr. Hendershot, yes; Mr. Fagrell, yes; Ms. Klus, yes; and Ms. Rauch, yes. [Minutes were approved 6 – 0.]

INTRODUCTION/DETERMINATION

1. Darree Fields - Concession/Restroom at 6259 Cosgray Road, 22-158WID-DP, Development Plan Review

Construction of a new restroom and concession facility and associated site modifications at Darree Fields. The 30.7-acre site is zoned ID-3, Research Assembly District and is located northwest of the intersection of Cosgray Road and Shier Rings Road.

Staff Presentation

Mr. Phillabaum presented an aerial view of the site that is due west of Cosgray Road, located at the two backstops of the baseball diamonds. He said that no additional parking would be needed with this addition to the existing plaza. The new building is proposed to be 1,040 square feet and will include restrooms, a concessions counter, a utility room, and two storage rooms.

This application was reviewed against the Development Plan review criteria. Planning Staff recommends approval of the Development Plan without conditions.

Applicant Presentation

Seizan Lindstrom, MSA Design, said there was nothing to add.

Questions for the Applicant

[None.]

Public Comments

[None.]

Team Members' Discussion

Mr. Krawetzki added that the Thoroughfare Plan analysis might move the building 90-degrees, but that will be determined prior to the Building Permits.

Mr. Hendershot said the extension of Shier Rings Road might be in conflict of this plan and they are working through the Thoroughfare Plan before the permitting.

Mr. Phillabaum said this plan would proceed through permits making minor adjustments for the analysis.

Ms. Rauch wants to make sure that the changes caused by the analysis will not need to be reviewed by the ART prior to the Building Permitting.

Mr. Hounshell said that the ART has authority to provide administrative approvals with the Development Plan.

Mr. Hendershot said there was no need to add conditions for the compliance with the Thoroughfare Plan.

Mr. Krawetzki said the consultant's recommendations impact the outfield looking to the east parking lot and will determine the appropriate vegetation for the landscaping areas.

Ms. Rauch motioned and Mr. Hendershot seconded to approve the Development Plan for the construction of a new restroom and concession building and associated site modifications at Darree Fields with no conditions.

Votes: Sergeant Stoll, yes; Mr. Krawetzki, abstain; Ms. Klus, yes; Mr. Fagrell, yes; Mr. Hendershot, yes; and Ms. Rauch, yes.

[The Development Plan was approved 5 – 0 – 1.]

2. Hippie Hut - Sign at 6367 Sawmill Road, 22-180MPR, Minor Project Review

Installation of a 25.39-square-foot illuminated wall sign at an existing tenant space. The 8.67-acre site is zoned BSD-C, Bridge Street District-Commercial and is located northwest of the intersection of W. Dublin-Granville Road and Sawmill Road.



Staff Presentation

Mr. Phillabaum presented an aerial view of the site that highlighted the tenant space within Trader Joe's shopping center. The proposed sign is to be installed on the existing, tan-aluminum, sign panel within the 21-foot sign band and all sign copy and other sign elements will be routed from the aluminum panel and internally illuminated, which is consistent with other tenant signs in the center. The sign area covers 25.39 square feet, consisting of white letters with a black outline for the business name, Hippy Hut.

This application was reviewed against the Minor Project review criteria. Planning Staff recommended approval of the Minor Project without conditions.

Applicant Presentation

Rebecca Green, Zoning Resources, 74 Glen, Worthington, OH 43085, said she did not have anything to add.

Questions for the Applicant

[None.]

Team Members' Discussion

Discussion was not needed.

Ms. Rauch motioned, Mr. Fagrell seconded, to approve the Minor Project Review for the installation of a 25.39-square-foot wall sign at an existing tenant space without conditions.

Votes: Sergeant Stoll, yes; Mr. Krawetzki, yes; Mr. Hendershot, yes; Ms. Klus, yes; Mr. Fagrell, yes; and Ms. Rauch, yes.

[The Minor Project was approved 6 – 0.]

COMMUNICATIONS

[None.]

ADJOURNMENT

Ms. Rauch asked if there were any other comments or questions.

Ms. Rauch adjourned the meeting at 2:23 pm.

