



MEETING MINUTES

Administrative Review Team

Thursday, June 8, 2023 | 2:00 pm
Development Building

CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:01 pm.

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Brad Conway, Residential Plans Examiner; Jenna Goehring, Economic Development Administrator; Heidi Rose, Civil Engineer II; Michael Hiatt, Landscape Architect; Sergeant Stoll, Police Department, and Chad Hamilton, Deputy Fire Marshal, Washington Township Fire Department.

Staff Members present: Christopher Will, Planner II; Zachary Hounshell, Planner II; Taylor Mullinax, Planner I; Maggie Kaniecki, Planning Assistant; and Laurie Wright, Administrative Assistant II.

Applicants present: Case 1: Greg Frisch, BP Products; and Laura Paige, Verdantas
Case 2: Troy Kemelgor, Quiet Holdings, LLC; and Todd Cunningham, EMH&T

APPROVAL OF MINUTES

Ms. Rauch made a motion and Ms. Goehring seconded to approve the minutes from the April 13, 2023, meeting.

Votes: Ms. Rauch, yes; Sergeant Stoll, yes; Mr. Conway, yes; Ms. Goehring, yes; Ms. Rose, yes; Mr. Hiatt, yes; and Deputy Fire Marshall Hamilton, yes.

[Minutes were approved 7 – 0.]

MINOR MODIFICATIONS

Ms. Rauch noted the minor modifications for Darree Fields Restroom Building & Plaza, Gordon Foods, and Veterinary Emergency Group.

DETERMINATION CASES

1. Remediation Trailer at 215 W. Bridge Street, 23-019MPR, Minor Project Review

Installation of a remediation trailer at an existing gas station on a 1.21-acre site zoned Bridge Street District, Historic Transition Neighborhood. The site is located southeast of the intersection with Corbin Mills Drive.

Staff Presentation

Ms. Kaniecki presented an aerial view of the site, which is home to the Marathon Gas Station. Red Rooster Quilts is located directly to the south. The photographs of the existing conditions of the site were shown, which also contain a self-service car wash. This request is meant to aid in the mitigation efforts as a result of operations of the gas station.

In April, the Administrative Review Team provided feedback regarding the proposed location of a remediation trailer along with other alternative locations. It was recommended that the trailer be located adjacent to the car wash building.

The proposed site plan was presented with the 270-square-foot remediation trailer location next to the car wash on the southeast corner of the site, highlighted. This placement will minimally impact the operations and circulation of the site. A new sanitary sewer will be connected as well as a private power pole along the southern property line. The applicant will need to work with Staff to ensure that utilities are appropriately spaced on the site and delineate all trench areas with the submittal of the site permit.

The white trailer itself is 10 feet, 8 inches in height, 35 feet, 9 inches long, and 8 feet wide to be secured with concrete pier foundations. There are two doors for access to the south and two to the east. The trailer will be enclosed with a 6-foot tall, white, wood fence. The remediation trailer and surrounding fence are expected to remain in place for 4 – 5 years.

This application was reviewed against the Minor Project Review Criteria. Planning recommends approval of the Minor Project with four conditions:

- 1) The applicant work with Staff to finalize the color of the fence;
- 2) The applicant work with Staff to ensure the locations of fence posts do not impact the existing catch basin;
- 3) The applicant work with Staff to delineate all trench areas with the submittal of the site permit through Building Standards; and
- 4) The applicant work with Staff to assure proposed and existing utilities are appropriately spaced on the site.

Ms. Rauch asked if the applicant had anything they wanted to add.

Applicant Presentation

Greg Frisch, BP Products, 5852 Jonathan Court, Medina, OH 44256, stated the new location to retrench the line works better.

Questions for the Applicant

The ART Members did not have any questions for the applicant.

Ms. Rauch – She appreciated the applicant changing the location of the remediation trailer.



Public Comments

[None.]

Team Members' Discussion

The ART Members had nothing to discuss.

Ms. Rauch motioned and Deputy Fire Marshal Hamilton seconded, to approve the Minor Project with four conditions:

- 1) The applicant work with Staff to finalize the color of the fence;
- 2) The applicant work with Staff to ensure the locations of fence posts do not impact the existing catch basin;
- 3) The applicant work with Staff to delineate all trench areas with the submittal of the site permit through Building Standards; and
- 4) The applicant work with Staff to assure proposed and existing utilities are appropriately spaced on the site.

Votes: Deputy Fire Marshal Chad Hamilton, yes; Mr. Hiatt, yes; Ms. Rose, yes; Ms. Goehring, yes; Mr. Conway, yes; Ms. Rauch, yes; and Sergeant Stoll, yes.

[The Minor Project was approved 7 – 0.]

2. 4056 & 4070 W. Dublin-Granville Road, 23-047MPR, Minor Project Review

Demolition of two, single-family homes with driveways and one detached garage on a 1.1-acre site zoned Bridge Street District, Office. The site is located northwest of the intersection with David Road, adjacent to State Bank to the west.

Staff Presentation

Ms. Mullinax presented an aerial view of the site that contains two parcels, each with a single-family home. The house at 4070 was built in 1956 and has access off W. Dublin-Granville Road while the house at 4056 was built in 1964 and has a detached garage with access off David Road.

In April of this year, the Planning and Zoning Commission recommended approval to City Council of a related Preliminary Plat and Final Plat to re-subdivide three existing lots (including these properties) into two new lots located at 4056-4080 W. Dublin-Granville Rd. The re-subdivision was triggered by a request to combine the two residential lots to establish a combined single lot known as Lot 1A for future development and coordinate cross-access easements between the existing Lot 1 and the new Lot 1A. State Bank currently owns 0.101-acres of land immediately north of the two residential lots, which will be conveyed to Quiet Holdings, LLC - the current owner of these same lots. The existing landscape easement within this acreage will be vacated through the platting process and incorporated into new Lot 1A. The request for demolition of the two, single-family homes is to prepare the two parcels for future development.



Photographs of the existing conditions for both addresses were presented. The proposed demolition site plan highlighted the home, detached garage, and driveway proposed to be demolished at 4056. The existing curb cut and apron will remain to be re-evaluated with future development. The home, driveway, driveway apron, and drop curb at 4070 are proposed to be demolished. The existing access on W. Dublin-Granville Road and the shared-use path will be fully restored to City Standards. Future development shall obtain access from the Banker Drive shared access and/or David Road. There is a Condition of Approval included for the applicant to provide a Maintenance of Traffic Plan at demolition permitting for the lane closure on W. Dublin-Granville Road, which will occur during demolition.

The trees to remain, be removed, or added were highlighted on the tree preservation plan. One tree within the demolition limits at 4070 in poor condition will be removed and is not required to be replaced. All other trees on site will be preserved. With the removal of the curb cut on W. Dublin-Granville Road, one street tree is required to be added to satisfy requirements.

This application was reviewed against the Minor Project Review Criteria. Planning recommends approval of the Minor Project with five conditions:

- 1) The W. Dublin-Granville Road curb cut shall be removed and the vertical curb be restored to City Standards, subject to staff review and approval, and finalized at demolition permitting;
- 2) The shared-use path be restored to City Standards, subject to staff review and approval, and finalized at demolition permitting;
- 3) The applicant shall provide a Maintenance of Traffic Plan at demolition permitting, subject to staff review and approval;
- 4) The lot shall be returned to pre-development conditions, graded and seeded after demolition, and inspected after demolition permitting; and
- 5) The existing structures shall be demolished within one year of City Council's approval of the Preliminary and Final Plats.

Ms. Rauch asked if the applicant had anything they wanted to add.

Applicant Presentation

Todd Cunningham, EMH&T; 5500 Dolby Road, Columbus, OH, simply introduced himself.

Troy Kemelgor, Quiet Holdings, LLC; 7495 Bridlespur Lane, Delaware, OH, said he was the owner of the property.

Questions for the Applicant

Mr. Conway – He asked if the utilities had been disconnected.

Mr. Troy Kemelgor said they had.



Public Comments

[None.]

Team Members' Discussion

Mr. Hiatt – He drove out to the site earlier in the day of this meeting and confirmed the trees are not in good condition and removal is warranted.

Nothing further needed to be discussed.

Ms. Rauch motioned and Ms. Goehring seconded, to approve the Minor Project for the demolition of two, single-family homes with five conditions:

- 1) The W. Dublin-Granville Road curb cut shall be removed and the vertical curb be restored to City Standards, subject to staff review and approval and finalized at demolition permitting;
- 2) The shared-use path be restored to City Standards, subject to staff review and approval and finalized at demolition permitting;
- 3) The applicant shall provide a Maintenance of Traffic Plan at demolition permitting, subject to staff review and approval;
- 4) The lot shall be returned to pre-development conditions, graded and seeded after demolition, and inspected after demolition permitting; and
- 5) The existing structures shall be demolished within one year of City Council's approval of the Preliminary and Final Plats.

Votes: Mr. Conway yes; Ms. Goehring, yes; Ms. Rose, yes; Mr. Hiatt, yes; Sergeant Stoll, yes; Deputy Fire Marshall Hamilton, yes; and Ms. Rauch, yes.
[The Minor Project was approved 7 – 0.]

COMMUNICATIONS

Mr. Will apologized for the small, make-shift, meeting room due to construction underway in the Large Conference Room. He also stated the length of time it would take to complete the construction was unknown, at this point. Ms. Rauch thanked everyone for coming as there were several designees present.

ADJOURNMENT

Ms. Rauch asked if there were any other comments or questions. [None.] She adjourned the meeting at 2:14 pm.

