



## MEETING MINUTES

# Administrative Review Team

Wednesday, February 28, 2024 | 3:00 pm  
Development Building

### CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 3:02 pm.

### ROLL CALL

ART Members and Designees present: Jennifer Rauch, Director of Community Planning and Development (Chair); Brad Fagrell, Director of Building Standards; Jenna Goehring, Economic Development Administrator; Josh Reinicke, Civil Engineer II; and Shawn Krawetzki, Landscape Architect Manager.

Staff Members present: Christopher Will, Senior Planner and Javon Henderson, Planning Technician.

Representative present: Case 1: Brian Ashford, Director of Facilities and Fleet Management, City of Dublin

### NO MEETING MINUTES TO APPROVE FROM PRIOR MEETING

### DETERMINATION CASE

#### 1. **4130 Tuller Road – Case Number: 24-032MPR, Determination Case**

Demolition of an existing hotel, including seven buildings and one swimming pool. The 3.39-acre site is zoned BSD-SCN, Bridge Street District - Sawmill Center Neighborhood, and is located northeast of the intersection of Tuller Road and Village Parkway.

### Staff Presentation

Javon Henderson provided an overview of the existing site conditions for the 3.39-acre site, which is zoned BSD-SCN, Bridge Street District Sawmill Center Neighborhood. He also outlined the request for the demolition of seven commercial buildings for the future development of the Tuller Road and Emerald Parkway bridge crossing. The BSD Minor Project Review for demolition is a single-step process. Upon review and approval from the ART, the applicant may file for demolition permits through Building Standards. Staff recommended approval with one condition: that the applicant work with staff to provide site stabilization and restoration plans to ensure the site meets City standards, subject to review and approval as part of the permitting process.

### Applicant Presentation

None.

### Questions for Staff or the Applicant

Mr. Krawetzki – Asked who would maintain property after demolition?

Mr. Ashford – Said he is working with Parks to add to one of their maintenance contracts.

Ms. Rauch – Asked about next steps.

Mr. Ashford – Stated that interior site furnishings have been removed and Police and fire have used the site for training. Next steps are environmental cleanup.

Mr. Fagrell – Asked what the plan is for utilities?

Mr. Ashford – Said they need to work with the City of Columbus to shut water off. Columbia Gas is now removing the meters and will return prior to demolition to cut and plug connections at the street.

Mr. Fagrell – Noted that they will need to submit a water shutoff form through Building Standards.

Mr. Reinicke – Stated that once the plan is figured, they need to pull out and cap lines. If applicant's contractors have any questions, they should reach out to Engineering staff.

Mr. Ashford – Asked what is needed to for the site stabilization and restoration plans?

Mr. Fagrell – Said a plan illustrating the proposed site grading and seeding. The existing asphalt must be removed.

### **Public Comments**

None.

### **Team Members' Discussion**

Nothing further needed to be discussed.

### **Motion**

Ms. Rauch motioned, Mr. Fagrell seconded, to approve the Minor Project for the demolition of 4130 Tuller Road with one condition: that the applicant work with staff to provide site stabilization and restoration plans to ensure the site meets City standards, subject to review and approval as part of the permitting process.

**Votes:** Mr. Fagrell, yes; Ms. Rauch, yes; Ms. Goehring, yes; Mr. Krawetzki, yes; Mr. Reinicke, yes.  
[Minor Project approved 5 – 0.]

### **COMMUNICATIONS**

[None.]

### **ADJOURNMENT**

Ms. Rauch adjourned the meeting at 3:14 pm.

