



MEETING MINUTES

Administrative Review Team

Thursday, July 13, 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); Brad Fagrell, Director of Building Standards; Jenna Goehring, Economic Development Administrator; Heidi Rose, Civil Engineer II; Jake Stoll, Sergeant of the Dublin Police Department; and Shawn Krawetzki, Landscape Architect Manager arrived late.

Staff Members present: Christopher Will, Planner II; Jane Peuser, Planning Assistant; and Laurie Wright, Administrative Assistant II.

Representative present: Case 1: Andrew Bruns, ELM Services

APPROVAL OF MINUTES

Ms. Rauch made a motion and Mr. Fagrell seconded to approve the minutes from the June 8, 2023, meeting. **Votes:** Sergeant Stoll, yes; Ms. Goehring, yes; Ms. Rose, yes; Mr. Fagrell, yes; and Ms. Rauch, yes. [Minutes were approved 5 – 0.]

DETERMINATION CASE

1. **Sycamore Ridge Apartments at 6700 Sycamore Ridge Boulevard, 23-054MPR, Minor Project Review**

Modifications to fences for 210 units in an existing apartment complex on a 27.06-acre site. The site is zoned Bridge Street District, Residential and located southeast of the intersection of Dale Drive with John Shields Parkway.

Staff Presentation

Ms. Peuser presented an aerial view of the site, which has frontage on Dale Drive and Bridge Park Avenue, with Tuller Ridge Drive bisecting the site. Greystone Mews Condominium Complex is to the east and Bridge Park is to the west. Sycamore Ridge was developed in 1994 as a Planned Unit Development and rezoned to Bridge Street District, Residential in 2015.

Photographs of the back of the buildings were shown that include the existing wood fence dividers, open in the rear and serve to divide the individual units. There are existing concrete pads that serve as rear patios for each unit that will be undisturbed by the proposed new fencing.

The applicant proposed to replace the existing wood dividers at all 210 units in the complex. The proposal also includes enclosing the rear yard with a 4-foot-tall, black aluminum fence with a gate to create individual courtyards for residents.

No utility easements were noted on the submitted materials; Staff recommended a condition of approval that the applicant work with Staff to ensure that access to utilities on site is maintained.

An example layout, style, and color of the black aluminum fencing proposed was shown for one of the units at roughly 17 feet by 18 feet using 6-foot panels. Staff recommended a condition of approval that the proposed aluminum fencing not extend further than the existing wood fence from each building. Enclosing the existing footprint of each rear courtyard is roughly 10 feet by 16 feet. This recommendation serves to maintain the existing shared open space between units.

This application was reviewed against the Minor Project Review Criteria. Planning recommended approval of the Minor Project for modifications to fences at 210 units in an existing apartment complex with two (2) conditions:

- 1) That the applicant work with Staff to ensure that no fence will impact any existing utilities or utilities access for each unit; and
- 2) That the new fencing will not extend further than the existing wood fence from each building.

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

Applicant Presentation

Andrew Bruns, ELM Services, 4445 Weaver Court, Hilliard, OH 43026, introduced himself and offered to answer any questions.

Questions for Staff or the Applicant

Ms. Rose – She inquired how the aluminum posts would be set.

Mr. Bruns – Dry set, two feet underground with concrete.

Mr. Fagrell – He asked how far the existing wood fence extends.

Ms. Peuser – 10 – 12 feet.

Ms. Rauch – Fences cannot all be in a line at the furthest point as there is a limit to keep more shared open space for all.

Mr. Fagrell – He inquired as to how far the fences would extend.

Ms. Peuser – 10 – 12 feet depending on the extent of the building unit.

Ms. Peuser – Certain units for each building are recessed.

Mr. Fagrell – He asked if the fences could all line up in a continuous straight row.

Mr. Bruns – The fences could line up where there are no utilities buried as they undulate with the back of the buildings.

Mr. Krawetzki - He asked if there were gates.

Mr. Brunz – The gate is proposed to open out five feet but he is amenable to swing open either way.



Mr. Krawetzki – He preferred the gates to open out.
Mr. Brunz – The fences lock.

Mr. Krawetzki – He asked if there were other fences used on the property.
Mr. Brunz – There is a black steel fence surrounding the pool that has a similar style to the proposed unit fences. When the pool fence is visible from 10 feet away, it appears the same.
Mr. Krawetzki – He confirmed both fences were the same color (black).

Public Comments

[None.]

Team Members' Discussion

The ART determined it is best for the fences to be aligned with the patio pads/building units, which protrude and recess and also the way the utilities were buried. The applicant agreed to make the fence panels fit to size.

Ms. Rauch motioned and Ms. Rose seconded, to approve the Minor Project for modifications to fences at 210 units in an existing apartment complex with two (2) conditions:

- 1) That the applicant work with Staff to assure that no fence will impact any existing utilities or utilities access for each unit; and
- 2) That the new fencing will not extend further than the existing wood fence from each building.

Votes: Mr. Fagrell, yes; Mr. Krawetzki, yes; Sergeant Stoll, yes; Ms. Goehring, yes; Ms. Rose, yes; Ms. Rauch, yes.

[Minor Project approved 6 – 0.]

COMMUNICATIONS

[None.]

ADJOURNMENT

Ms. Rauch asked if there were any comments for the good of the group. [None.] She adjourned the meeting at 2:25 pm.

