



MEETING MINUTES

Administrative Review Team

Thursday, February 12, 2026 | 2:00 pm
Development Building

CALL TO ORDER

Mr. Rauch welcomed everyone and called the meeting to order at 2:04 pm.

ROLL CALL

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

Staff Members present: Tori Brubaker, Planner I; Chris Will, Senior Planner; Sarah Holt, Senior Planner; Micole Champion, Administrative Assistant II.

Applicant present: Steven Blosser

DETERMINATION CASE

1. Bone Dry Roofing Sign – Case Number: 26-003WID-DP, Determination Case

Proposal for the installation of a new building-mounted wall sign. The 6.65-acre site is zoned ID-1, Research Office District and is located at 6500 Shier Rings Road.

Staff Presentation

Tori Brubaker presented the case for Bone Dry Roofing. Ms. Brubaker described the location of the site, stating that the site consists of multiple manufacturing buildings with tree screening on the majority of the eastern, western, and northern ends of the site. Ms. Brubaker showed images of the southern face of the building where the sign will be located, the east face of the building as seen from the entrance to the industrial park, and the site while traveling westbound on Shier Rings Road. The site is heavily screened from the eastbound direction by mature trees. The wall sign is proposed on the southern face of the building facing Shier Rings Road, and it's above the primary entrance where there's currently no wall sign located on the building. The proposed sign is 36 square feet meeting all applicable size requirements. The sign also meets all color requirements, though it does exceed the height requirements. A height of 19.5 feet is proposed while 15 feet is allowed. Code states that ART is able to approve signs at a greater height than Code allows, not to exceed the primary roof line. The sign does not meet the lighting requirement; red internal LEDs are proposed while only white internal illumination is allowed. The issue has been addressed as a condition of approval and has been communicated to the applicant. All of the development plan review criteria have either been met, are not applicable, or have been met with a condition. Planning recommends approval of the Development Plan with the condition that the applicant changes the color of the interior illumination from red to white.

Questions for Staff or the Applicant

Ms. Rauch asked if there's anything to add, and Mr. Blosser stated that changing from red to white isn't a

problem, he'll tell the sign company to change it. Ms. Rauch asked if they are a new business to Dublin and Mr. Blosser stated yes and that they were in Hilliard and Columbus and have been in business since 1989. Ms. Brubaker further explained that the letters will be red and the illumination will be white.

Public Comments

[None.]

Team Members' Discussion

Nothing further needed to be discussed.

Ms. Rauch motioned, Mr. Hiatt seconded, to approve the Development Plan, with one condition:

1. The applicant changes the color of the interior illumination from red to white.

Votes: Mr. Krawetzki, yes; Ms. Rauch, yes; Ms. Goehring, yes; Mr. Reinicke; Mr. Fagrell, yes.

[The Development Plan was approved 5 – 0.]

COMMUNICATIONS

[None.]

ADJOURNMENT

Ms. Rauch asked if there were any comments for the good of the order. [None.] She adjourned the meeting at 2:09 pm.

