

MEETING MINUTES

Administrative Review Team

Thursday, July 9, 2026 | 2:00 p.m.

CALL TO ORDER

Mr. Bitar welcomed everyone and called the meeting to order at 2:03 pm.

ROLL CALL

ART Members and Designees present: Bassem Bitar, Deputy Director of Planning, (Chair); Luke Fleming, Economic Development Administrator; Shawn Krawetzki, Landscape Architect Manager; Heidi Rose, Senior Civil Engineer; Brad Conway, Residential Plans Examiner.

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

Applicant present: Jeff Haley, Pyramid Network Services, LLC

APPROVAL OF MINUTES

Mr. Bitar made a motion and Mr. Krawetzki seconded to approve the minutes from the February 12, and April 9, 2026 meetings.

Votes: Ms. Rose, yes; Mr. Fleming, yes; Mr. Bitar, yes; Mr. Krawetzki, yes; Mr. Conway, yes.

[Minutes were approved 5-0]

DETERMINATION CASE

1. AT&T Antenna Co-location – Case Number: 26-036ARTW, Determination Case

Co-location of wireless antennas and new ground equipment on an existing field light pole (alternative tower structure), including the removal of decommissioned equipment. The 71.76-acre site is zoned R, Rural District and is located northeast of the Emerald Parkway and Coffman Road intersection.

Staff Presentation

Mr. Gilmore stated AT&T is seeking approval to upgrade wireless communications equipment on an existing 140-foot field light pole located at Dublin Coffman High School. The project involves removing decommissioned equipment-including old cabinets, a fiber box, and an ice bridge-and installing new antennas with interior radio units, internal cable routing, a new walk-up cabinet, a diesel generator, and a 10-foot-high ice bridge, all within the existing fenced compound. Planning Staff recommended approval with conditions requiring neutral,

matching colors for the equipment and closely trimmed cabling. When a board member asked about improving the site's sparse landscape screening, staff clarified that under federal requirements for existing structures, they cannot mandate additional screening beyond the original approval.

Questions for Staff or the Applicant

Mr. Bitar asked if Mr. Haley had anything to add. Mr. Haley explained that AT&T plans to co-locate on an existing lighting structure rather than build a new one to better serve the heavy local traffic from residents, a school, and football crowds, resulting in a setup where the antennas will sit at 125 feet on a 132-foot structure. Utilizing the existing 14-by-14-foot concrete pad, the installation will feature a walk-up cabinet protected by an ice bridge and a new diesel generator.

Public Comments

[None.]

Team Members' Discussion

Nothing further needed to be discussed.

Mr. Fleming motioned, Ms. Rose seconded, to approve the Wireless Communications Facility.

Votes: Mr. Bitar, yes; Mr. Fleming, yes; Ms. Rose, yes; Mr. Krawetzki, yes; Mr. Conway, yes.
[The Wireless Communications Facility was approved 5 – 0.]

COMMUNICATIONS

[None.]

ADJOURNMENT

Mr. Bitar asked if there were any comments for the good of the order. [None.] He adjourned the meeting at 2:11 p.m.