



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 24, 2014

The Administrative Review Team made the following determination at this meeting:

**1. Verizon Wireless Co-Location – Avery Park Water Tower 7697 Avery Road
14-067ARTW Administrative Review**

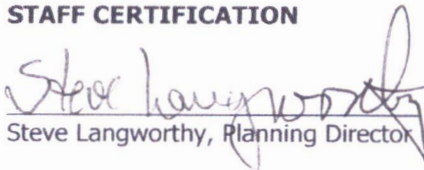
Proposal:	A request for Verizon to replace six panel antennas and install three remote radio heads and one OVP distribution box on the Avery Park water tower.
Request:	Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.
Property Owner:	Marsha Grigsby, City Manager, City of Dublin.
Applicant:	Verizon Wireless
Representative:	Rodney Lafferty, SBA Communications Corporation
Planning Contact:	Rachel S. Ray, AICP, Planner II
Contact Information:	(614) 410-4656; rray@dublin.oh.us

DETERMINATION: Approval of this request for a wireless communications facility with three conditions:

- 1) That the new equipment should be unobtrusive and maintain similar color;
- 2) That any associated cables are trimmed to fit closely to the panels; and
- 3) That the applicant notifies Engineering prior to installation to coordinate access and installation of the antenna panels.

RESULT: This application was approved.

STAFF CERTIFICATION


Steve Langworthy, Planning Director



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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JULY 24, 2014

ART Members and Designees: ~~Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Alan Perkins, Washington Township Fire Marshal; Fred Hahn, Director of Parks and Open Space; Barb Cox, Engineering Manager; Jeff Tyler, Building Standards Director; Colleen Gilger, Economic Development Director; Laura Ball, Landscape Architect; and Ray Harpham, Commercial Plans Examiner.~~

Other Staff: Rachel Ray, Planner II; Claudia Husak, Planner II; Joanne Shelly, Urban Designer/Landscape Architect; Devayani Puranik, Planner II; Marie Downie, Planner I; Andrew Crozier, Planning Assistant; Logan Stang, Planning Assistant; Nicki Martin, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: ~~Russ Hunter, Crawford Hoying Development Partners, James Peltier, EMH&T; and Teri Umbarger, BHPD Architects (Cases 2 & 3).~~

~~Steve Langworthy called the meeting to order. He asked if there were any amendments to the July 17, 2014, meeting minutes. He confirmed that the ART members had sent their modifications to Ms. Wright prior to the meeting. The minutes were accepted into the record as amended.~~

DETERMINATION

**1. Verizon Wireless Co-Location – Avery Park Water Tower
14-067ARTW**

**7697 Avery Road
Administrative Review**

Rachel Ray said this is a request for Verizon to replace six panel antennas and install three remote radio heads and one OVP distribution box on the Avery Park water tower. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray reported the proposed removal and replacement of equipment is consistent with the existing antennas at the top of the tower, and will be installed at a height of approximately 187 feet above grade. She said no ground modifications are proposed.

She stated that approval is recommended with three conditions:

- 1) That the new equipment should be unobtrusive and maintain similar color;
- 2) That any associated cables are trimmed to fit closely to the panels; and
- 3) That the applicant notifies Engineering prior to installation to coordinate access and installation of the antenna panels.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of this request for a wireless communications facility with three conditions.



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Creating a Legacy

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 29, 2010

The Administrative Review Team made the following determination at this meeting:

**3. Avery Park Water Tower – Verizon Wireless Facility
10-041ARTW**

7697 Avery Road

Proposal: A ballast-mounted crank-up cell on wheels approximately 50 feet southwest of the existing Avery Park water tower. The site is located on a 52.07-acre parcel zoned R-1, Restricted Suburban Residential District, located on the west side of Avery Road approximately 560 feet south of Brand Road.

Request: Review and approval of a temporary wireless communication facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Applicant: David Minger, Verizon Wireless, represented by James Gray, Bricker & Eckler

Planning Contacts: Rachel S. Ray, Planner I.

Contact Information: (614) 410-4656, rray@dublin.oh.us

DETERMINATION: To approve this wireless communication facility with the following conditions:

- 1) That the tower height not exceed a maximum of 100 feet from grade;
- 2) That the permanent antennas be painted to match the water tank;
- 3) That the jumpers be cut to fit;
- 4) That this approval expires on Monday, December 20, 2010, unless otherwise agreed to by the applicant and the City of Dublin.

RESULT: This application was approved.

STAFF CERTIFICATION

Steve Langworthy
Director of Land Use and Long Range Planning
Administrative Review Team Chair



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City of Dublin

Administrative Review Team (ART) Meeting Minutes

Date: Thursday, July 29, 2010

Time: 11:00am

Subject: Avery Park Water Tower Painting Project and Temporary Wireless Provider Relocation

Attendees: See attached

Meeting Minutes

- Introduction & Process Overview – Steve Langworthy
- Proposal Review
 - o Verizon Wireless
 - Two Facilities 50-75 feet northeast and southwest of tower
 - Crank-Up Tower – approx. 100 feet tall
 - Ballast Tower – approx. 100 feet tall
 - o AT&T
 - Co-Locating on Verizon Ballast Tower (at 85 feet from grade)
 - o T-Mobile
 - 120-foot tall COW northeast of tower
- Planning Comments
 - o Permanent facilities will need to be painted to match the tank. This should occur while the tower is being painted and the temporary facilities are in use.
 - o Tower heights exceed height permitted by Chapter 99 (75 feet) – ART Record of Determination will include a condition allowing increased height for the temporary facilities.
 - o Landscaping and stealth appearance requirements will be waived for the temporary nature of the proposed facilities.
 - o Planning will send out notices to adjacent property owners (week of August 2)
- Engineering Comments
 - o Facility removal from tower expected the week of August 15
 - o City to provide barriers to protect guy wiring for temporary facilities, protective enclosures for conduit cables on the ground, and fencing along the bikepath.
 - o Tower painting will begin on August 23, with contract completion date scheduled by November 19.
 - o Temporary facilities will have until December 20 to relocate back on the tower after the paint project completion date.
 - o City will cover building permitting fees (per M. Grigsby)

- Building Comments
 - o Confirmed that no part of any proposed temporary facility will be located underground
 - o For building permit, will require information regarding structural capacity, design and loading.
 - o Permit process: Submit application package as a Walk-Through, which will be processed next Wednesday and approved by Friday, August 6, 2010.
 - o Additional permits are not required to relocate facilities back on the tower provided that there are no changes to the approved facilities.
- Parks Comments
 - o Parks will post signs alerting park visitors of the temporary wireless facilities and painting project
 - o Bikepath will be fenced off to keep pedestrians and bicyclists on the path and out of the way of the tower and wireless facilities
 - o Equipment currently stored at the site will be removed and relocated the week of August 9.
 - o Portions of the Can-Am games may need to be relocated elsewhere in the City.
- Legal Comments
 - o Chris Miller will circulate revised agreements to each carrier after the ART meeting.

Next Steps

- Finalize Records of Determination for each proposal to conclude the ART review.
- Memo will be sent to City Council regarding the temporary wireless facilities and the tower painting project.