



MEETING MINUTES

Administrative Review Team

Thursday, February 23, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Matt Earman, Director of Parks and Recreation; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; and Mike Altomare, Fire Marshall.

Other Staff: Claudia Husak, Senior Planner; Logan Stang, Planner I; Lori Burchett, Planner II; Nichole Martin, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Jamie Judge, Bob Evans Restaurants (Case 1).

Vince Papsidero called the meeting to order at 2:05 pm. He asked if there were any amendments to the February 16th meeting minutes. The minutes were accepted into the record as presented.

CASE REVIEW

**1. BSD SCN – Bob Evan’s Restaurant - Shed
17-011MPR**

**3830 Tuller Road
Minor Project Review**

Nichole Martin said this is a request for the construction of a 96-square-foot shed to be used to store non-perishable catering items. The site is on the east side of Tuller Road, approximately 325 feet north of the intersection with Dublin Center Drive. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.065 and §153.066.

Ms. Martin said this proposal was reviewed by the ART on February 16th and Staff had voiced concerns that the site plan did not appear to match the current site conditions. She said the ART had questions regarding the drain next to the proposed location for the structure and items getting caught between the structure and the enclosed dumpster due to the close proximity of the structures. She reported the ART recommended space inside the primary restaurant to store the non-perishable catering items or constructing an addition to the restaurant. The ART requested this accessory structure as proposed be more integrated into the site she said instead of appearing as an afterthought next to the dumpster.

Since that meeting, she said the applicant has revised the proposal and invited the applicant to explain the revised proposal.

Jamie Judge, Bob Evans Restaurants, said there is not enough room inside the restaurant to store the products. He proposed building the structure next to the rear exit door on the property, which is also currently landscaped. He said this would provide a visual barrier as it would abut the sidewalk leading to the back door of the restaurant. He stated they are proposing HardiPlank for the exterior material that would match the trim on the main structure the shingles for the roof would match as well. He restated there is grass and landscaping; therefore, the irrigation system would need to be adjusted.

Vince Papsidero asked the applicant if he would consider painting the HardiPlank a color that would match closer to the color of the brick so it does not stand out so much. Mr. Judge said he would be willing to find a natural color to blend with the brick. He said they did not want to use fake brick because it does not look natural. He stated they would ensure the structure is built right next to the restaurant with no gaps in between. Mr. Papsidero asked if he could rotate the proposed structure 90 degrees so the length would be flat against the main structure.



Mr. Judge inquired about the roof. He said if they constructed a lean-to type roof, the amount of space height-wise inside the structure would be diminished.

Mr. Papsidero asked the applicant to consider lengthening the structure to gain back more square footage and use the lean-to roof type. He said he would favor a larger structure, if it was integrated to match the brick with the lean-to roof, which reduces the slope of the roof of the proposed accessory structure/shed.

Ms. Martin presented the site plan and noted the revised proposed location at the rear of the restaurant.

Mr. Judge asked if the location of the door was appropriate to which the ART agreed.

Mr. Papsidero added placing the accessory structure/shed by the rear door of the main structure/restaurant makes the most sense and will draw the least amount of attention.

Ms. Martin requested to see a landscape plan for around the shed when the applicant returns for further review and that the applicant considers the size of the shed to ensure the sidewalk is maintained.

Mr. Judge noted there would be no green space on the west side but there would be landscaping on the south side. Shawn Krawetzki asked for clarification on the amount of green space that would be available. He said 2 feet would only permit grasses to be planted but flowers could be added in the spring for color.

Mr. Judge asked if the ART would like to see color samples for the HardiPlank proposed in a vertical, board and batten formation and cedar texture for the façade of the shed when he returns. Mr. Papsidero responded the ART would like to see color samples of the material.

Ms. Martin explained the next steps will depend on the ART's approval of proposed materials.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He thanked the applicant for his willingness to consider the ART's suggestions.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:16 pm.

As approved by Administrative Review Team on March 2, 2017.