



MEETING MINUTES

Administrative Review Team

Thursday, March 16, 2017 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Planning Manager; Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Rachel Ray, Economic Development Administrator; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; Mike Altomare, Fire Marshal; and Tim Hosterman, Police Sergeant.

Other Staff: Claudia Husak, Senior Planner; Logan Stang, Planner I; JM Rayburn, Planning I; Nichole Martin, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Jill Cullinan, IMS One (Case 1); Jamie Judge, Bob Evan's Farms (Case 2).

Jennifer Rauch called the meeting to order at 2:03 pm. She asked if there were any amendments to the March 9th meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSD HC – IMS Sign
17-010ARB-MPR**

**82 S. High Street
Minor Project Review**

JM Rayburn said this is a request for the Installation of a new sign for an existing tenant space on the east side of S. High Street, approximately 80 feet south of the intersection with Eberly Hill Lane. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Codes §153.066(G) and §153.170 and the *Historic Dublin Design Guidelines*.

Mr. Rayburn presented an aerial view of the site and the proposed sign, which is shown in the middle of the façade of a 1.5 story building. He said it meets Code for number/type, size, location, and color but the height is unspecified.

Mr. Rayburn said the proposed sign is made of a one-inch thick block board, which is not one of the primary wood materials allowed for signs within the Bridge Street District. He added all permitted sign types shall be designed with the highest quality, durable materials, and fabrication; traditional materials, such as wood, are preferred over plastic signs. He said Code emphasizes the use of high quality HDU or treated lumber.

Jeff Tyler asked if the next step for this application is to go right to ARB, to which Jennifer Rauch answered affirmatively. She explained that when the applicant applies for the sign permit, they will be required to show the revisions per the conditions.

Mr. Rayburn said approval is recommended to the Architectural Review Board for a Minor Project Review with three conditions:

- 1) That the applicant provide revised drawings indicating the exact height of the sign and not to exceed 15 feet;
- 2) That the applicant use one of the primary wood materials (HDU, cedar, redwood, or treated lumber) in lieu of the proposed block board materiality; and
- 3) That the applicant incorporate a routed sign design for the lettering and border in lieu of the applied lettering.



The applicant agreed to the conditions.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the Architectural Review Board for their meeting on March 22, 2017.

**2. BSD SCN – Bob Evans Restaurant - Shed
17-011MPR**

**3830 Tuller Road
Minor Project Review**

Nichole Martin said this is a request for the construction of a 150-square-foot shed to store non-perishable catering items. She said 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 presented an aerial view of the site. She reported the applicant revised the materials. The shed is proposed to be visually and architecturally integrated with the primary structure, as a lean-to style structure with access from an existing concrete walk to the north. She described the shed to be constructed of fiber cement panels with batten strips painted to match the primary structure with dimensional shingles to match as well. She said five shrubs and associated ground covering are proposed to be removed to accommodate the new structure and replaced with five new Reed Grass plants on the west side of the new accessory structure to soften its appearance. She said the proposed shed is consistent with the Zoning Code requirements with regard to size, height, and design and is appropriately located adjacent to the existing structure and maintains all existing pedestrian, cyclist, and vehicular circulation.

After a brief discussion about landscaping, Shawn Krawetzki suggested the applicant add more Reed Grass plants on the north and south elevations to provide more screening of the exposed structure.

Ms. Martin said approval is recommended for a Minor Project Review with two conditions:

- 1) That the applicant update the plans to reflect the structure color is a Benjamin Moore 1210, Ten Gallon Hat; and
- 2) That the applicant provide an adequate number of Reed Grass plants to screen the west and south elevations of the structure to be updated on the plans prior to issuance of a Certificate of Zoning Plan Approval and confirmed in the field by the City's Landscape Inspector.

Applicant agreed with the conditions as written.

Jennifer Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's approval of the Minor Project Review.

**2. Verizon Wireless – Co-Location – Dublin Coffman High School 6788 Coffman Road
17-018ARTW Administrative Review - Wireless**

Logan Stang said this is a request for the replacement of three remote radio heads and installation of a new diplexer on an existing tower at an elevation of 140 feet. He said the site is located on a 73-acre parcel northeast of the intersection of Coffman Road and Emerald Parkway. He said this is a request for a review and approval of a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Mr. Stang presented an aerial view of the site. He explained the height would remain the same as the applicant is utilizing the existing tower and equipment.

Mr. Stang said approval is recommended for a Wireless Communication Facility with two conditions:

- 1) That the antennas and supporting electrical and mechanical equipment shall either maintain a non-contrasting gray or similar color or have galvanized steel finish; and
- 2) That any associated cables or other wiring are trimmed to fit closely to the structure.

Jennifer Rauch asked if there were any questions or concerns regarding this application. [There were none.] She confirmed the ART's approval of the Wireless Communication Facility.

ADJOURNMENT

Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:19 pm.