



MEETING MINUTES

Administrative Review Team

Thursday, May 4, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Jeff Tyler, Building Standards Director; Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Colleen Gilger, Director of Economic Development Administrator; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

Other Staff: Claudia Husak, Senior Planner; Lori Burchett, Planner II; Logan Stang, Planner I; JM Rayburn, Planner I; Nick Badman, Planning Assistant; Cameron Roberts, Planning Assistant; Mary Turner, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: George Tanchveski, Local Cantina (Case 2); and Steve Moore, Moore Signs (Case 4).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the April 20 meeting minutes. The minutes were accepted into the record as presented.

Mr. Papsidero noted the following Minor Modifications:

Bridge Park, Block A – Changes in building material or color.

Bridge Park, Buildings B1 & B3 – Other modifications deemed appropriate by the Director.

DETERMINATIONS

1. BSD SCN – ManocoBlue - Sign 17-036MPR

6625 Dublin Center Drive Minor Project Review

Nicholas Badman said this is a request for a 38-square-foot, non-illuminated sign for an existing tenant space located within the Dublin Village Center that is approximately 750 feet northwest of the intersection of Dublin Center Drive and Village Parkway. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and §153.150 through §153.164.

Mr. Badman presented the aerial view of the site. He reported the following BSD Sign Code Amendment became effective March 29, 2017:

- Only applicable to existing buildings in select BSD zonings
- 'Existing buildings' are those that do not comply with BSD form-based building types
- Signs for these buildings/tenant spaces will comply with the 'Standard' Sign Code until they are redeveloped
- Ensures signs are consistent with the style of development
 - Auto-oriented = fewer, larger signs
 - Pedestrian-oriented = more, smaller signs

Mr. Badman presented the proposed wall sign that is to be located 13 feet above grade on the ±38-foot storefront wall facing the parking lot. He described the sign as having three colors - blue, white, and black on a 32-inch by 170-inch flat black panel. The text "ManocoBlue" will be displayed with white text and the secondary image uses all three colors.

Mr. Badman stated the proposed sign meets all the MPR criteria: number/type, size, location, height, color, and secondary image requirements.



Mr. Badman said approval is recommended with one condition:

- 1) That any future permanent window signs for the tenant space be reviewed and approved by the Administrative Review Team prior to sign permitting and installation.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed approval for the Minor Project Review.

**2. BSD SRN – Local Cantina – Patio
17-037MPR**

**4537 Bridge Park Avenue
Minor Project Review**

Lori Burchett said this is a request for a patio and related site improvements for a tenant space located in the Bridge Park Development. She said the site is on the southwest quadrant of the intersection of Bridge Park Avenue and Mooney Street. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066.

Ms. Burchett presented the proposed Site and Floor plans and noted the patio use is outside of the right-of-way on the north side of the building. She explained the patio will be elevated due to the grade of the street. She said Engineering supports this action and presented the patio foundation plan. She also presented the north and east elevations noting the location of the garage doors and the fence on the patio plan.

Ms. Burchett said the patio use is consistent with the approved accessory uses within the district and the patio meets the requirements of outdoor dining and seating in terms of maintaining a 6-foot pedestrian clear zone. She said the application is conditioned that the applicant will coordinate the design of the indoor and outdoor furnishings. Furthermore, she reported that the Director approved a Minor Modification as part of this application, which includes the garage door system in place of five storefront windows along the west and east elevations.

Ms. Burchett stated the patio meets the requirements of the Zoning Code and is consistent with the character of the BSD as applied to existing structures.

Ms. Burchett said approval is recommended with one condition:

- 1) That the applicant coordinate the design of the outdoor furniture with the interior furnishings in a similar and high-quality design.

Colleen Gilger inquired about the entry to the patio from the restaurant. Ms. Burchett answered the patrons will exit the restaurant and travel a short distance outside to the patio that has a single entry.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed approval for the Minor Project Review.

**3. BSD SCN – Melt Hot Yoga & Fitness – Sign
17-039MPR**

**6659 Dublin Center Drive
Minor Project Review**

Cameron Roberts said this is a request for an internally-illuminated wall sign for a tenant space located within the Dublin Village Center. He said the site is approximately 1,200 feet northwest of the intersection of Dublin Center Drive and Village Parkway. He said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and §153.150 through §153.164.

Mr. Roberts presented an aerial view of the site and noted the tenant space has approximately 136 feet of frontage facing a parking lot along Dublin Center Drive. He presented the street view of the front of the single tenant space's principal entrance where the wall sign will be located, which is proposed for the existing sign band portion of the multi-tenant building.

Mr. Roberts said because the following BSD Sign Code Amendment became effective March 29, 2017, this sign was reviewed against the Standard Sign Code, rather than the Bridge Street District Sign Code:

- Only applicable to existing buildings in select BSD zonings
- 'Existing buildings' are those that do not comply with BSD form-based building types
- Signs for these buildings/tenant spaces will comply with the 'Standard' Sign Code until they are redeveloped
- Ensures signs are consistent with the style of development
 - Auto-oriented = fewer, larger signs
 - Pedestrian-oriented = more, smaller signs

Mr. Roberts presented graphics of the proposed wall sign that is approximately 18 square feet in size and mounted at a height of 12.5 feet above grade. He said the sign is internally illuminated by an LED side-view flush mount and consists of the colors orange, black, and white. The sign itself he explained is comprised of channel letters so the background that it adheres to is not a part of the actual sign. He concluded the size, location, height, color, and secondary image requirements meet the Zoning Code and also meets the criteria for a Minor Project Review.

Mr. Roberts said approval is recommended with two conditions:

- 1) That any future permanent window signs for the tenant space be reviewed and approved by the Administrative Review Team prior to sign permitting and installation; and
- 2) That the applicant provide revised drawings displaying accurate coloring of the structure's sign band prior to sign permit approval.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed approval for the Minor Project Review.

**4. BSD C – Studio J – Sign
17-040MPR**

**4505 W. Dublin-Granville Road
Minor Project Review**

Mary Turner said this is a request for an internally-illuminated wall sign for a tenant space located within the Shoppes at River Ridge shopping center on the south side of West Dublin-Granville Road approximately 200 feet southeast of the intersection with Dale Drive. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066 and §153.150 through §153.164.

Ms. Turner presented a high-level aerial view of the site. She explained the application was reviewed under the Standard Sign Code due to the following BSD Sign Code Amendment that became effective 3/29/17:

- Only applicable to existing buildings in select BSD zonings
- 'Existing buildings' are those that do not comply with BSD form-based building types
- Signs for these buildings/tenant spaces will comply with the 'Standard' Sign Code until they are redeveloped
- Ensures signs are consistent with the style of development
 - Auto-oriented = fewer, larger signs
 - Pedestrian-oriented = more, smaller signs

Ms. Turner presented the 41.9-square-foot proposed wall sign that is at a height of 15 feet above grade centered over the entrance to the tenant space. She said the sign is non-illuminated and consists of three colors - dark aqua, turquoise, and white with pin-mount channel letters so it does not adhere to a background that is part of the sign. She stated in terms of size, location, height, color, and secondary image requirements, everything appears to meet Code. She reported that prior to the meeting, the applicant provided a new drawing displaying all the dimensions, which includes the added graphic text "Home" to the existing wall sign.

Ms. Turner noted all applicable requirements are met for the proposed sign. Therefore, she said approval is recommended with two conditions:

- 1) That all existing permanent window signs are removed upon issuance of a permanent sign permit; and
- 2) That the applicant provide revised drawings confirming all applicable Code requirements are met including the overall height and the secondary image area verified at sign permitting.

Steve Moore, Moore Signs, said the applicant was asked to remove the glass lettering. He asked if he could bring all the sign window graphics in for a review as he did not understand why other businesses were permitted to have the signs.

Claudia Husak explained the difference was the other applicants did not already have graphics in their windows when they brought their application forward so the window graphics were part of their application. She said Studio J went ahead and added window graphics and now is asking to have them reviewed. She said the current window graphics are non-compliant therefore the applicant was asked to remove them. She explained there are size requirements to be met.

Mr. Moore asked if he could redesign the window graphics and bring them to the ART for review. He explained that the reason the owner requested the window graphics after the wall sign was installed was because while she thought the Studio J was a cool sign, it did not say enough about the type of business it was and that is also why the text "Home" is being added to the wall sign, now.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed approval for the Minor Project Review.

INTRODUCTION

5. BSD HC – Harvest Pizza – Patio 17-042ARB-MPR

45 N. High Street Minor Project Review

Logan Stang said this is a request for a patio addition and associated site improvements to an existing restaurant space on a 0.25-acre parcel. He said the site is on the west side of N. High Street, approximately 125 feet south of the intersection with North Street. He said this is a request for a Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Stang presented a drawing of the site that included the patio plan. He pointed out that the grassy area would now be covered with a paver patio that would extend along the south facade. He said a 1-foot stone wall will wrap the edge of the limestone steps and continue around to the end of the existing Boxwoods. He said a three-foot tall wooden picket fence was proposed to wrap the whole patio. The existing sign he said would be relocated from the pathway to the edge of the patio.

Mr. Stang noted that the City's existing sidewalk encroaches 4 feet, six inches, onto Harvest Pizza's property and questioned that an easement was ever established.

Mr. Stang reported there are three fairly large trees on the property that are not shown on the plans and he is not certain how this new plan will impact them. He will find out from the applicant what their intentions are for removing or preserving the trees. He said they may need to shift the patio over.

Colleen Gilger inquired about the tree replacement policy. Mr. Stang answered it is similar to the policy in other areas of the city.

Matt Earman asked if there was a seating arrangement layout determined yet. Mr. Stang answered there may be 20 seats but he has not seen a configuration. Mr. Earman said he was interested in seeing the plan since fairly large trees are involved.

Donna Goss stated she did not want to see the trees eliminated since the grassy lawn was already planned to be covered over with the paver patio.

Mr. Stang presented the proposed materials for this plan that include a 3-foot wooden picket fence, pavers, limestone steps, and the Indiana Tumbled Limestone proposed for the stone wall.

Claudia Husak indicated that the picket fence is not typical for the character of the area and that the chosen material is not of high quality. Ms. Gilger asked what color the wood fence would be as it appears as a natural stain.

Ms. Husak said a wrought iron fence is usually used in the Historic District and that type of fence would fade into the background more than the wooden picket fence.

Mr. Stang noted the patio will be up against the existing sidewalk on N. High Street.

Mr. Earman said he likes the idea of the patio and would like to see more patios utilized in this area of the City. He said preserving the existing trees and incorporating them into the patio would be ideal.

Mr. Stang said he would encourage the applicant to change the fencing material to ensure a high-quality and to incorporate the three fairly large trees into the plan. Vince Papsidero suggested that up-lighting the trees would provide a nice effect.

Aaron Stanford inquired about the pathways, lighting, and bollards. Mr. Stang restated the pathway comes onto Harvest Pizza's property and there is one entrance to the patio from the restaurant. He said no additional lighting has been proposed. He noted the south porch is for an emergency access door.

Mr. Stanford inquired about the lot coverage. Mr. Stang indicated he would need more information to confirm the exact amount.

With the addition of this proposed patio, Mr. Stang said no additional parking will be required.

Mr. Stang concluded the applicant would like to have the Architectural Review Board (ARB) review this application this month so the ART would need to make a recommendation at their review on May 18th.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [Hearing none.] He adjourned the meeting at 2:35 pm.

As approved by the Administrative Review Team on May 18, 2017.