



MEETING MINUTES

Administrative Review Team

Thursday, June 1, 2017 | 2:00 pm

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

Other Staff: Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Tammy Noble, Senior Planner; Lia Yakumithis, Planning Assistant; Cameron Roberts, Planning Assistant; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: James Peltier and Matt Poindexter, EMH&T (Case 2).

Vince Papsidero called the meeting to order at 2:01 pm. He asked if there were any amendments to the May 18th meeting minutes. The minutes were accepted into the record as presented.

Mr. Papsidero noted the following Minor Modifications:

Darree Fields Shade Structures – Other modifications deemed appropriate by the Planning Director.

DETERMINATIONS

1. BSD SRN - Bridge Park East, Blocks A, B, & C 17-045MSP

Riverside and Dale Drives Master Sign Plan

Nichole M. Martin said this is a request for an amendment to the Master Sign Plan for Blocks A, B, and C within the Bridge Park Development. She stated the site is on the east side of Riverside Drive at the intersection with Bridge Park Avenue. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code §153.066.

Ms. Martin pointed out there were two components to this proposal. The first she said is for a sign modification for the Event Center in block A and the other is for blocks B & C to add allowances for sign types and conditions not considered at the time of the original Master Sign Plan submittal.

Ms. Martin explained the applicant is requesting to modify the sign design for "The Exchange at Bridge Park". The ART and the Planning and Zoning Commission had reviewed and approved the original two signs in March 2017 she noted (100-square-foot sign facing Riverside Drive and a 40-square-foot sign facing Longshore Loop) but now a 103-square-foot sign with a fluid font design and a 40-square-foot sign with matching font at the same locations as the previously approved signs are being proposed. She said the proposed size and designs of the original signs were supported due to the subtle, architecturally-integrated nature of the thin font and lighting accents. She described the new signs proposed as dimensional, pin-mounted, anodized aluminum letters finished in a gray paint (Driftwood Mica Cool) that will be internally illuminated with a perforated face, backed with white acrylic. She said the font style is less architecturally integrated with the building and presented graphics of the approved and proposed signs for comparison.

Ms. Martin said staff shared the revised proposed signs with Guide Studios, a sign graphics consultant for the City and their feedback noted that the proposal is not responsive to the geometric lines and architecture of the building and the script fonts are less legible than more modern alternatives, despite the increased



size of the sign. She added the proposed design does not meet the intent of the MSP provisions as it is proposed at a size in excess of the total area granted in the Code based on the approved design's responsiveness to the architecture as required for MSPs for a single building. She emphasized that MSPs are intended to allow for additional creativity and flexibility when the sign design is coordinated with the architecture.

Ms. Martin indicated that the modifications requested for blocks B & C are more technical in nature to address the unanticipated requests or conditions that have surfaced through the leasing and sign permitting processes. She explained the proposal is to permit two additional sign types: Tenant Leasing Window Cover and Logo/Name on a Storefront Door, and one alternative allowance for a Tenant Licensee to permit a tenant to grant a subtenant one or more of their allowed signs (without permitting more signs than originally permitted).

Ms. Martin said approval is recommended to the Planning and Zoning Commission for a Master Sign Plan as the proposed modifications to blocks B and C meet the requirements for a Master Sign Plan and are consistent with the surrounding signs throughout the Bridge Street District but the proposal for the Event Center signs is not consistent with the intent of the MSP or the BSD Sign Guidelines, therefore, three conditions have been recommended:

- 1) That the Master Sign Plan be revised to eliminate the proposed revisions to the signs related to the Event Center;
- 2) That the proposal be updated to clarify the maximum allowable size of a Logo/Name on a Storefront Door that is one square foot; and
- 3) That the applicant provide a revised, approved Master Sign Plan to Planning prior to the filing of additional sign permits.

Ms. Martin said the applicant was not present and she had not received any feedback prior to this meeting for the materials she sent to the applicant demonstrating the conditions of the recommendation.

Jeff Tyler inquired about the sign permit application for Bubbles Tea as they are moving into the Mesh Fitness space. He indicated the Master Sign Plan would need to be approved before the request for the Bubbles sign could be issued. Ms. Martin responded affirmatively and explained that Mesh Fitness would need to give up one of their permitted signs but indicated that would not be an issue given that they have not installed the total number of permitted signs.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed a recommendation of approval for the Master Sign Plan will be forwarded to the Planning and Zoning Commission.

**2. BSD SRN - RAM Restaurant and Brewery
17-047MPR**

**6632 Longshore Street
Minor Project Review**

Lori J. Burchett said this is a request for a patio, accessory structure, and associated site improvements for a tenant space in the Bridge Park Development. She stated the site is on the northeast corner of the intersection of Bridge Park Avenue and Longshore 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 explained the proposal includes accessory use for a patio space that has frontage on Bridge Park Avenue along the south elevation of building C3 of Block C of the Bridge Park Development. She noted

the proposed patio use is consistent with the approved accessory uses within the district. She said the patio space is to be slightly raised and leveled to accommodate outdoor seating and accessibility throughout the space. She added a metal railing system following the right-of-way line will be installed to delineate the patio area and will be of similar style and character of the existing materials on the building and will be contained within the public space. The proposal she said includes a NANA glass wall system along the south building façade, which can be opened in an accordion style and maintains approved transparency requirements for the C3 building. The patio meets the requirements of outdoor dining and seating in terms of maintaining a 6-foot pedestrian clear zone; no outdoor speakers or advertising is proposed; and the applicant will coordinate the design of indoor and outdoor furnishings. Details on the style of outdoor furnishings have been provided she stated and appear to be consistent with this requirement.

Ms. Burchett said the proposal also includes an approximately 22-foot high, ±300-gallon functional grain silo accessory structure to be installed at the southwest corner of building C3, with frontage on Longshore Street and Bridge Park Avenue, near the primary entrance of the tenant space. The silo is intended to be architecturally compatible with the primary structure she said and create visible interest and vibrancy at the street level while providing grain storage for the brewing process occurring in the tenant space. She described the silo as being constructed of stainless steel, painted to match the primary structure. She reported Staff is requiring that the applicant paint the silo a black color with a matte finish to ensure the silo is compatible with the streetscape and architectural details of the existing building. She said the applicant has agreed to paint the silo a matte black finish like a similar facility in the Columbus area. She said a metal ladder to access the top of the silo is proposed on the eastern side and the applicant will continue to work with staff to ensure secured access from the public is in place and appropriate landscaping will also be provided to soften the structure and screen the foundation along the public realm.

The ART suggested an additional condition be included for the ladder to ensure the public does not have access. James Peltier, EMH&T, said a portion of the ladder can be removed when not in use.

Vince Papsidero asked if the ladder would be stored in the building. Shawn Krawetzki confirmed just the bottom section of the ladder is removed and the top portion stays visible.

Mr. Papsidero inquired about the seating that was shown on the plans located at the base of the silo. Mr. Peltier said the seating has since been removed and there will be no landscaping at the base. Ms. Burchett said moveable planters at a minimum should be provided to keep the public from walking through the area.

Ms. Burchett reported a 25-foot truck will park at the side of Longshore Street and deliver the grain to the silo via an air hose. All deliveries she noted will be scheduled to arrive at night during off hours on a quarterly basis; the process does not make any noise and takes 60 – 90 mins to fill the silo to capacity.

Jeff Tyler suggested the quarterly operation be part of the record and Ms. Burchett asked if it should become a condition. The ART agreed that it should be added as a condition of approval.

Mr. Papsidero asked how the grain travels to the internal tanks. Mr. Peltier answered he was not sure. Mr. Tyler said the grain is moved through a closed loop system. The grain travels from the silo via a 2-inch auger tube he explained that will enter the building at the top of the exterior wall and runs across the ceiling.

Ms. Burchett said all signs, including the silo graphic, must be designed to meet the approved Master Sign Plan for blocks B and C and require a separate application and review. Aaron Stanford inquired about the logo color. Ms. Burchett responded that white is the standard color but details have not been provided yet but will need to meet the Master Sign Plan.

Mr. Stanford asked if there would be any up-lighting on the silo to which Ms. Burchett said there is not.

Ms. Burchett said approval is recommended for the Minor Project Review with four conditions:

- 1) That the applicant show the silo ladder on the plans and continue to work with staff to ensure the ladder is not accessible to the public;
- 2) That the applicant continue to work with staff on designating appropriate loading spaces for building C3 to ensure that traffic is not obstructed during times when the grain silo is filled, to the extent possible;
- 3) That the applicant change the silo color to a matte black finish, subject to staff approval; and
- 4) That the applicant work with staff to determine appropriate landscaping around the silo that will not impede the functionality of the silo.

The ART agreed a fifth condition be added to address the schedule of deliveries.

- 5) That the applicant adhere to the same schedule for filling the silo as laid out in the schedule narrative provided to staff.

The applicant, James Peltier, agreed to all five conditions.

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

Mr. Tyler motioned, Mr. Krawetzki seconded, to approve the request for a Minor Project Review with five conditions. Mr. Papsidero called for a vote, the motion carried, and the Minor Project Review was approved by the ART.

3. BSD C – Sole Classics - Sign 17-049MPR

6391 Sawmill Road Minor Project Review

Cameron Roberts said this is a request for a wall sign for a tenant space in the Trader Joe's Shopping Center. He said the site is approximately 450 feet west of the intersection of Sawmill Road and W. Dublin-Granville Road. He stated 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. 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. Roberts said the proposal includes a routed wall sign for an existing multiple tenant building installed above the tenant space's principal entrance facing Sawmill Road at a height of 12 feet, 8 inches above

grade. He described the proposed sign as 19.99 square feet in size with translucent white acrylic copy routed on an existing gray sign band panel. He reported the sign has already been installed and presented a photograph of the sign on the storefront. He said the wall sign meets the Zoning Code requirements for number/type, size, location, height, colors, and design and does not include any proposed window signs.

Window signs not previously approved were installed already as well, Mr. Roberts reported, therefore, he requested removal. He presented the proposed wall sign and the actual wall sign with the window signs in the window.

Mr. Roberts said approval is recommended for the Minor Project Review with three conditions:

- 1) That the applicant provide revised drawings displaying accurate measurements for the width of the tenant space prior to sign permit approval;
- 2) That all existing permanent window signs are removed upon issuance of a permanent sign permit; and
- 3) 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.

Aaron Stanford asked why this violation does not require Code Enforcement action. Mr. Roberts said Code Enforcement would have provided the applicant with a 30-day warning but at which time, the application would be approved by the ART.

Jeff Tyler recommended this violation become a Code Enforcement issue so the incident would be on record and could be followed if necessary in the future. He suggested a condition be added and indicated he would follow up with issuing building orders.

The fourth condition was added as follows:

- 4) That the applicant coordinate with Building Standards to obtain all applicable permits.

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

Ms. Gilger motioned, Ms. Goss seconded, to approve the request for a Minor Project Review with four conditions. Mr. Papsidero called for a vote, the motion carried, and the Minor Project Review was approved by the ART.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. Jeff Tyler announced he is retiring and his last day is June 30, 2017. He said Ray Harpham or Brad Conway will be attending the ART and GSR meetings in his absence until which time the position is filled.

Mr. Papsidero adjourned the meeting at 2:25 pm.