



MEETING MINUTES

Administrative Review Team

Thursday, February 15, 2018 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Planning Manager; Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Colleen Gilger, Director of Economic Development; Ray Harpham, Commercial Plans Examiner/Chief Building Official; 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; Lori Burchett, Planner II; Nichole Martin, Planner I; Sierra Saumenig, Planning Assistant; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Joseph Casa, Cunix Enterprises; and Logan Dilts, Toy Barn (Case 1); Kevin Detroy, attorney, Dinsmore & Shohl LLP; Dave Delaney, Project Manager for Construction/Facilities; and Kal Gibron, VP and Chief Counsel (Case 2); and James Peltier, EMH&T (Case 3).

Jennifer Rauch called the meeting to order at 2:01 pm. She asked if there were any amendments to the February 1 meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS/RECOMMENDATIONS

1. **BSD C – Toy Barn – Site Improvements** **5002, 5016, 5100, & 5200 Post Road** **17-103MPR** **Minor Project Review**

Nichole Martin said this application is a proposal for new signs and associated site improvements for an existing car dealership. The site is zoned Bridge Street District - Commercial and is north of Post Road, approximately 500 feet northwest of the intersection with West Bridge Street. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Martin presented an aerial view of the site that contains two properties on this applicant's campus that contain four buildings but only two are included in this proposal. She noted one building is on the corner of 5016/5002 Post Road and Kilgour Place and the other is on the corner of 5200 Post Road and I-270.

The sign allowances were presented:

- Number of Signs: 1 sign per building or use; for corner lots with more than 100 feet of frontage – 2 signs are permitted facing separate public right-of-ways.
- Wall Sign: 80 square feet of area and 15 feet in height
- Ground/Monument Sign: 50 square feet in area and 15 feet in height
- Window Sign: 10% of total window area is permitted up to 10 square feet; No additional sign area is permitted based on the use, therefore, the area of window signs must be subtracted from the total allowance for sign area

Ms. Martin said for the building at 5200 Post Road, adjacent to I-270, the applicant proposes to retain only two signs out of seven total; the one is a window sign and the other is a wall sign. She explained the wall



sign is for the south elevation of the building at ±60 square feet in area, 13 feet in height, and three colors - white, red, and black. The window sign, she said, is for the west elevation above the entrance at five square feet and two colors -white and red. She reported that both of these existing signs meet Code for color, size, and height. For the other building at Post Road/Kilgour Place, she said, the applicant proposes to retain two window signs out of 6 existing and construct two new ground signs. Both of the ground signs will be the exact same size of ±28 square feet each, featuring three colors -white, red, and black with similar sign designs that contain the text "Toy Barn" with a racing car incorporated into the text but one sign has additional text on the line underneath "Sales and Service Center". She said these two signs will meet the Code requirements as well. The applicant would like to use directional signs to aid customers in navigating the campus, however, the directional sign submitted as part of this application exceeds the Code requirements, she said. The directional signs will need to be a maximum of four square feet in size, three feet in height, and placed on the site to which they refer.

Ms. Martin reported the applicant has made exterior modifications and presented photographs of the buildings at 5016 Post Road, 5200 Post Road, and 5002 Post Road. She said originally the exterior for all four structures located on the two sites were white but have since been painted a dark gray in a satin finish. She stated staff finds the color selection to be complementary to the modern architectural lines and creates a visually cohesive automotive campus for which they are supportive.

Ms. Martin stated the signs have been reviewed against the BSD Sign Guidelines and the signs meet two of the criteria but the third is met with condition based on the call for more dimensionality for signs in the Bridge Street District. Additionally, she said, the signs were reviewed against the Minor Project Review criteria and have met all that were applicable and some with conditions.

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

- 1) That the ground sign design be modified to be dimensional letters, subject to Planning's approval prior to sign permitting;
- 2) That the ground signs' separation requirement be shown on the plans and verified by Building Standards prior to issuance of a sign permit;
- 3) That both ground signs be a minimum of 8 feet from the right-of-way and not located within an easement. The site plan must be provided with the sign permit and should demonstrate this to the satisfaction of the City Engineer; and
- 4) That all directional signs must meet Code.

Ms. Martin said the applicant has to agree to all the conditions today for this application to be approved today.

Logan Dilts, DaNite Signs, inquired about dimensionality in Condition #1. Jennifer Rauch said shadow dimensions are desired per the BSD Sign Guidelines. She said she agrees with Planning recommendations as stated in the Planning Report and asked what the other ART members thought. They agreed to the recommendations, also.

Ms. Rauch asked the applicant, Joseph Casa, Cunix Enterprises, if he agreed to the four conditions to which he answered affirmatively.

Ms. Rauch asked if there were any questions or concerns regarding this application. [There were none.] She called for a vote, the motion carried, and the Minor Project Review was approved with four conditions as stated above.

**2. BSD C – Gabe’s – Sign
17-115MSP**

**6285 Sawmill Road
Master Sign Plan**

Nichole Martin said this application is for a Master Sign Plan proposal for an existing commercial tenant space zoned Bridge Street District Commercial. She said the site is on the west side of Sawmill Road, northwest of the intersection with Martin Road. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Martin presented an aerial view of the site, which is at the corner of Sawmill Road and Martin Road.

The sign allowances were then presented:

- Number of Signs: 1 sign per building or use; for corner lots with more than 100 feet of frontage – 2 signs are permitted facing separate public right-of-ways.
- Wall Sign: 80 square feet of area and 15 feet in height
- Ground/Monument Sign: 50 square feet in area and 15 feet in height

Ms. Martin reported that originally the proposal included the wall sign for Sawmill Road to be with a back panel in blue with the letters in white but it has since been modified to internally illuminated, individually-mounted, channel letters in Gabe’s royal corporate blue with a teal swoosh. She presented a graphic of the proposed sign design and said the area of the sign is ±78 square feet installed at a height of 31 feet, 9 inches. The Code requires the sign to be a maximum of 15 feet in height. She said a sign had previously hung in the proposed location for the original tenant of the building (Sportsmart).

Ms. Martin said the applicant is using the existing masonry base at the corner of Sawmill Road at Martin Road but intends to install an internally illuminated cabinet. The sign is proposed, she said, to have two identical faces oriented to traffic on Sawmill Road; be ±28 square feet in size; and a total height at ±8.4 feet. She said the proposed sign background has Gabe’s corporate royal blue with white copy and a teal swoosh accent on the ‘G’. The sign is compliant with Code in terms of size, height, and number of colors; however, the BSD Sign Design Guidelines state all signs should be three-dimensional. Staff found that the flat sign does not meet the Guidelines and should be modified to dimensional, pin mounted letters with halo-illumination.

Ms. Martin reported that staff determined it is important that the sign fit within both the public and pedestrian realms. Additionally, the ART noted the base of the sign should be cleaned and repaired to the satisfaction of the City’s Zoning Inspector, and the required landscape planting around the base of the sign be provided and approved by Planning, prior to issuance of the sign permit.

Ms. Martin said approval is recommended to the Planning and Zoning Commission for a Master Sign Plan with three conditions:

- 1) That the ground sign design be modified to be individually, pin-mounted, dimensional letters with a two-inch relief and halo-illumination, subject to Planning’s approval prior to sign permitting;
- 2) That the masonry base be repaired and cleaned to the satisfaction of the City’s Zoning Inspector; and
- 3) That a plan be provided demonstrating Code required landscaping at the base of the ground sign and approved by Planning, prior to issuance of a sign permit.

Kevin Detroy, Dinsmore & Shohl LLP, said he was comfortable with all the conditions.

Dave Delaney, Project Manager for Construction Facilities, explained the panel behind is perforated for the illumination and will be submitted tomorrow as well as the landscaping plans requested.

Jennifer Rauch confirmed the design to make sure the pin-mounted letters would stand out from the background that would also create halo lighting.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She called for a vote, the motion carried, and the Master Sign Plan was recommended for approval to the Planning and Zoning Commission with three conditions.

**3. BSD SRN – Fado Irish Pub
18-001MPR**

**6642 Riverside Drive
Minor Project Review**

Lori Burchett said this application is a proposal for a 600-square-foot patio addition and associated site improvements for a restaurant space in Building C1 in the Bridge Park development. She said the site is zoned Bridge Street District Scioto River Neighborhood and is east of Riverside Drive, approximately 300 feet north of the intersection of Bridge Park Avenue. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

Ms. Burchett presented an aerial view of the site as well as the proposed site plan and pointed out the outside patio being proposed on the open space on the south side of the building. She reported the applicant provided additional information to show the context of open space as there is not as much impact.

Ms. Burchett recalled the ART had questions about the enclosure at the previous meeting so there is quite a bit of separation. She explained the metal canopy is over a portion of the patio leaving some areas uncovered. She verified there was an encroachment into the right-of-way but there was 9 feet of clear space from the edge of the patio to the first planter grate. She said Code requires a minimum clear space of 12 feet but with a minimum of 6 feet for pedestrians and Staff found this to be a safe and efficient pedestrian circulation. She said the details of the footings in the right-of-way were provided to Engineering and they were satisfied as long as the applicant continues to work with Engineering; therefore, a condition of approval has been added.

Ms. Burchett also recalled the ART inquiring about the vinyl acrylic detail that was proposed for behind the lights for the east elevation. She reported the applicant provided the details to staff but staff added a condition of approval to work with them for a higher quality product as the installation and longevity was a concern that could result in mildew buildup.

As for the minor modifications, Ms. Burchett said the applicant proposed to install a door system on the west elevation instead of the approved store front windows. She explained that the applicant had met transparency with the approved plan but this would now decrease the transparency so another condition of approval was added. She said the applicant has the option to continue with a Waiver Review for transparency since currently it is measured at 48.2% and 65% is required. She explained that to be approved administratively and not by the PZC, the transparency calculation needs to be within 10% for an Administrative Departure. James Peltier, EMH&T, asked if the transparency could affect obtaining a permit. Ms. Burchett said it was possible to process a minor modification through Planning to show the new transparency numbers are meeting the Code requirements.

Ray Harpham asked to review the site plan to see what the applicant was trying to screen that would prevent them from adding more transparency.

The open space area was presented as well as the furniture and fixtures proposed. As a condition of approval, Ms. Burchett said Planning had requested the applicant use the same furnishings used inside for the outside as well.

Ms. Burchett said the proposal was reviewed against the Minor Project Review criteria and they were found to be met.

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

- 1) That the applicant coordinate the design of indoor and outdoor furnishings;
- 2) That all required transparency calculations be maintained or the applicant shall obtain proper approvals to reduce transparency below the required minimum;
- 3) That the applicant replace or remove the proposed acrylic vinyl material with a high quality, durable material, subject to staff approval through a minor modification; and
- 4) That the applicant continue to work with Engineering on any outstanding site conditions.

Mr. Peltier said he had discussed condition #4 with the architect and determined to remove the acrylic vinyl altogether and was okay with all four of the conditions.

Jennifer Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She called for a vote, the motion carried, and the Minor Project Review was approved.

INTRODUCTION

4. BSD SRN – Bridge Park, Block D – Buildings D1 & D4/D5 18-007SPR

**PID: 273-012703
Site Plan Review**

This application for a Site Plan Review was not introduced at this meeting as the application had not been formally submitted in time.

ADJOURNMENT

Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:30 pm.

As approved by the Administrative Review Team, March 15, 2018.