



MEETING MINUTES

Administrative Review Team

Thursday, April 4, 2019 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director (Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Brad Fagrell, Director of Building Standards; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Tim Hosterman, Police Sergeant; and Mike Altomare, Fire Marshal.

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

Applicants: Steve Moore, Moore Signs (Case 2)

Mr. Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the meeting minutes from March 7, 2019. [There were none.] The minutes were approved as presented.

Mr. Papsidero noted the two Minor Modifications:

1. Comfort Dental Sign – Other modifications deemed appropriate by the Planning Director.
2. Sports Ohio Building – Modifications to buildings that do not alter the character or intensity of use.

RECOMMENDATION

1. The Studio on High Hair Salon – Sign 19-005ARB-MSP

41 W. Bridge Street Master Sign Plan

Chase Ridge said this application is a proposal for the installation of an approximately 2-square-foot projecting sign for an existing tenant space located on a 0.03-acre parcel zoned Bridge Street District Historic Core. The site is south of West Bridge Street, approximately 125 feet east of the intersection with Franklin Street. This is a request for a review and recommendation of approval to the Architectural Review Board. The Master Sign Plan (MSP) will be forwarded for the ARB's approval at their meeting on April 24, 2019.

Mr. Ridge specified this is a proposal for a MSP to permit a 9.35-square-foot existing wall sign that exceeds the size permitted under the current Code requirements and to permit a new ground sign with four colors when only three colors are permitted by Code.

Mr. Ridge presented an aerial view of the site built up to the right-of-way as well as existing conditions looking southeast and southwest on W. Bridge St. He also presented the wall sign approved in 2003 that includes both tenants that is located east of the porch facing W. Bridge Street and the proposed ground sign that meets the permitted size to be supported with a six foot, eight inch tall decorative wood post, taller than Code permits. The colors proposed are: a natural cedar panel for the background of this double-faced, three-inch thick sign; green (PMS #2424) and white for the half-inch, raised border and copy; gray, green and white for the logo; and green for the bullet points.

Mr. Ridge said this application was reviewed against the *BSD Sign Design Guidelines*, Master Sign Plan Criteria, and the *Historic Dublin Design Guidelines* and found all criteria to be met with conditions. He said approval is recommended with one condition:



- 1) That the applicant lowers the overall height of the sign (post) to 6 feet.

Mr. Papsidero asked if there were any further questions or concerns. [Hearing none.] He called for a vote. (Recommended for Approval 7 – 0) The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

DETERMINATION

2. Gateway Mortgage Group – Sign 19-023MPR

4365 W. Dublin-Granville Rd. Minor Project Review

Chase Ridge said this application is a proposal for the installation of an approximately 18.5-square-foot wall sign for an existing tenant space on a 12.8-acre site zoned Bridge Street District Commercial. The site is southeast of the intersection of West Dublin-Granville Road and Dale Drive in the Shoppes at River Ridge. The Administrative Review Team (ART) is the final reviewing body for this application.

Mr. Ridge presented an aerial view of the site and highlighted the area of this tenant space within the plaza.

Mr. Ridge presented the proposed wall sign, which is eight feet by 2 feet, four inches in size and a maximum height of 14 feet. The sign has an orange background with white text in ½-inch, dimensional lettering. He presented the proposed elevation graphic with the sign installed over the front entrance.

Mr. Ridge said his application was reviewed against the *BSD Sign Design Guidelines* and the Minor Project Review Criteria and met all applicable review criteria without conditions. Therefore, approval is recommended.

Steve Moore, Moore Signs, added the dimensional lettering is consistent with other signs in the area.

Mr. Papsidero asked if there were any further questions or concerns. [Hearing none.] He called for a motion. Colleen Gilger motioned, Donna Goss seconded, and the motion passed. (Approved 7 – 0)

INTRODUCTIONS

3. North Market 19-025MPR

6736 Longshore Street Minor Project Review

Nichole Martin said this application is a proposal for exterior modifications to the first-floor tenant space in the D4/D5 building located within the Bridge Park Development. The site is northeast of the intersection of Longshore Street and Tuller Ridge Drive.

Ms. Martin presented an approved Development Plan layout for this block that contains Building D4/D5 – a six-story corridor building including a lined parking garage and a variety of uses. She presented a rendering showing the character of the building at the intersection of Longshore and Larimer Streets. The contemporary design consists of contrasting brick colors and aluminum tiles. She presented the west elevation on Longshore Street and said the applicant is proposing 15 locations for canopies, rolling doors for Nana walls and bi-fold doors. She presented design intent of a folding window, a bi-fold garage door to be painted red, and the specific paint color, which is Benjamin Moore “Redstone” to be used for accents and the color of awnings and umbrellas. She said signs shown on the images are not part of this application but will be submitted as a separate application at a later date.

Ms. Martin indicated she requested a site plan with floor plans included to make sure furniture does not encroach within the right-of-way. Plant labels on landscape plans are not clear and has requested revisions to those plans. Shawn Krawetzki inquired about the size of the canopies as they relate to the street trees and if they will be impacted.

Vince Papsidero asked if the main entrance was next to the clear glass feature and if there was another entrance to which Ms. Martin answered affirmatively. He asked why the awning is not red there as all awnings should match; he thought to accent the main entrances.

Ms. Martin said there will not be trim for all windows but will be for Nana walls.

Mr. Papsidero noted the door handles which appear the same as the logo. He asked if that design would fall under the definition of a sign. He recommended the door handles be made to look more abstract or represent food products, for example so they are not considered signage. He added they could mix the subject of the handles up as they would not all have to be the same.

Colleen Gilger asked if this was the only tenant space in this building. Ms. Martin answered this tenant is using the whole first floor.

Mr. Papsidero remarked there did not appear to be much indoor seating and noted that could be an issue in cold weather.

Aaron Stanford asked if lighting would be associated with the sign. Ms. Martin reiterated the signs are not part of this application. Claudia Husak said ideally then the signs should not be represented on the elevations. Ms. Martin indicated the sign application would not be submitted until the fall of 2019.

**4. Office Building
19-026MSP**

**114 South High Street
Master Sign Plan**

Nichole Martin said this application is a proposal for a Master Sign Plan for an existing, multi-tenant office building on a 0.20-acre site zoned Bridge Street District Historic South. The site is south of Pinneyhill Lane, approximately 100 feet southeast of the intersection with S. High Street. Because this is in the Historic District, the Administrative Review Team (ART) will make a recommendation to the Architectural Review Board (ARB) as they will be the final reviewing body.

Ms. Martin presented an aerial view of the site and a photograph of the existing conditions of this site containing a cottage-type, commercial building. She said the existing signs on this wooden post have been installed for some time. The owner of the building intends to allow for future tenants to occupy the building. The point of this Master Sign Plan is to set up the signs for future tenants to enable them to proceed directly to building permitting and eliminate the need to present an application to the ART or the ARB in the future.

Ms. Martin presented the proposed sign plan and said the sign area is eight square feet consisting of four panels in a High Density Urethane (HDU) material painted the Sherwin Williams color - High Reflective White. This is a double-sided sign that has one larger panel on top at 18 inches and the three panels below are each four inches in height with black text in an Antique Olive Medium font. She said the post is slightly taller than what Code would permit today.

Donna Goss asked if the existing sign will stay in the same location to which Ms. Martin answered affirmatively. Aaron Stanford asked for a site plan showing the exact location of the sign in relation to property lines, setbacks, easements if any, etc. Ms. Martin said she would request that of the applicant.

Shawn Krawetzki asked if the applicant took into account the sign lengthening with each tenant sign added, which could impact the landscaping below the sign. He suggested the applicant may need to shrink the length of the top sign or trim the landscaping for all panels to be visible. Ms. Martin said she would discuss with the applicant who was not present at this meeting.

ADJOURNMENT

Mr. Papsidero asked if there were any additional administrative issues or other items for discussion. He indicated if the Code Amendment is approved by City Council on April 8, 2019, the ART may meet less often as the workload will be less, starting in May 2019. Donna Goss asked why that is anticipated. Mr. Papsidero explained the ART will no longer be making recommendations to the Boards and Commission. As for a new schedule for upcoming ART meetings, it was decided to hold the current dates on the calendar and cancel as needed. He adjourned the meeting at 2:24 pm.