



# MEETING MINUTES

## Administrative Review Team

Thursday, June 7, 2018 | 2:00 pm

**ART Members and Designees:** Jennifer Rauch, Planning Manager (Acting Chair); Donna Goss, Director of Development Colleen Gilger, Director of Economic Development; Ray Harpham, Commercial Plans Examiner/Chief Building Official; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; and Mike Altomare, Fire Marshall.

**Other Staff:** Claudia Husak, Senior Planner; Lori Burchett, Planner II; Nichole Martin, Planner I; and Sierra Saumenig, Planning Assistant.

**Applicants:** Brian Sell, Moody Nolan (Case 1); David Keyser, DKB Architects (Case 2); Brian Reynolds and Curtis Echelberry (Case 3).

Jennifer Rauch called the meeting to order at 2:02 pm. She asked if there were any amendments to the May 31, 2018, meeting minutes. The minutes were approved as presented.

Ms. Rauch noted the Minor Modifications that were deemed appropriate by the Planning Director.

1. RAM Brewery
2. Sweetwater's Coffee
3. Bridge Park, Buildings B3 & C3
4. Z Cucina

Ms. Rauch asked the ART if they had any issues or questions regarding the above Minor Modifications. [There were none.]

### RECOMMENDATION

#### 1. BSD SRN – Hen Quarter 18-040WR

#### 6628 Riverside Drive Waiver Review

Lori Burchett said this is a proposal to allow for a waiver review for the installation of a vinyl patio enclosure for an existing tenant space in Building C2 of the Bridge Park Development. She said the site is northeast of the intersection of Riverside Drive and Bridge Park Avenue. She said ART previously approved a patio for this tenant including a filigree pattern sunscreen. She said this application is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Waiver Review under the provisions of Zoning Code Section 153.066. The Waiver is being requested to allow for the use of a secondary material (vinyl), not permitted in Zoning Code Section 153.062(E)(1)(d) as a permitted secondary material. Permitted secondary materials, she said, are limited to details and accents, and include glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding.

Ms. Burchett said the ART may recall there was a similar request for the Cap City tenant space located in Building C2, which the ART recommended disapproval of to the Planning and Zoning Commission. After multiple meetings, the Planning and Zoning Commission approved the vinyl material, she said, with several conditions that were specific to that material, tenant space, and tenant operations. She stated Staff has determined that recommending disapproval is consistent with previous recommendations when a vinyl



material was proposed and is appropriate for this case. Additionally, Ms. Burchett stated, the Commission emphasized that the Cap City Diner approval and any future approval would be on a case-by-case basis and that the approval did not set a precedent.

Ms. Burchett said the applicant is proposing the vinyl enclosure be attached behind the filigree sunscreen. She said a sunshade will be installed as well, which would only be used as needed for comfort of patio patrons. The vinyl enclosures, she said, would be used during inclement weather events and is intended to be raised when the patio is not in use.

Brian Sell, Moody Nolan, said he was representing the applicant who feels strongly about having this detail and they will want to present to the Commission their proposal specifically - how it supports the intent of the district. The applicant noted that Cap City Diner is using that material. Mr. Sell stated that this tenant will not have them down as often as the Cap City Diner, and they will not have place settings or table cloths on the dining furniture.

Ms. Burchett mentioned that Code Enforcement visited Cap City Diner last month and spoke with the manager about the conditions associated with the approval. She reported the manager said he would reiterate those conditions with their staff to ensure all operational conditions are being met.

Donna Goss asked about where the filigree detail is located and how it would interact with the vinyl enclosure and shades and asked for the applicant to clarify its location. Mr. Sell stated the vinyl enclosure and sunshades would be installed behind the filigree. Ms. Goss noted that the filigree would help cover and obscure the vinyl enclosure rollers.

Shawn Krawetzki asked if the access to the patio through the vinyl would be a solid frame door or a Velcro sealed panel. If it is a door frame, he asked if the door would be taken off to be stored. He asked if the filigree detail to the side will be part of the frame. Mr. Sell said that they might be able to eliminate the screen at the door to keep it more open and accessible.

Claudia Husak noted that the wind causes a noticeable bubble when the vinyl enclosure is down. She said these enclosures should not be used to extend the season but rather to provide protection from the weather during unanticipated weather events.

Jennifer Rauch asked about the specific conditions for Cap City Diner. Ms. Burchett presented the approved conditions on the screen.

Mr. Krawetzki inquired about the lighting design and if it would be sensitive to the public areas and cycle track adjacent to the patio space. Mr. Sell said that new lighting would be in the zoning requirements and would be directed to the patio and not public spaces.

Ms. Burchett said a recommendation of disapproval is recommended as the proposed Waiver Review is not consistent with all of the applicable review criteria. She said should the ART or ultimately, the Planning and Zoning Commission, vote to approve this Waiver request, Planning suggests incorporating similar conditions as were approved for the Cap City Diner case in 2017.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She made a motion for disapproval and Ms. Goss seconded. The vote for disapproval was unanimous. She stated this application will be forwarded to the Planning and Zoning Commission for their June 21, 2018 meeting with a recommendation of disapproval.

**2. BSD SRN – Bridge Park, Block H  
18-041WR**

**PIDs: 273-012751 & 273-012752  
Waiver Review**

Lori Burchett said this is a proposal to permit an alternative material on the exterior elevations as architectural detailing for Block H of the Bridge Park Development. She said the site is located southwest of the intersection of John Shields Parkway and Dale Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Waiver Review under the provisions of Zoning Code Section 153.066. The waiver is being requested to allow for a use of a secondary material (fypon), not permitted in the zoning district §153.062 (E)(1)(d) as a permitted secondary material. Permitted secondary materials are limited to details and accents and include glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding.

Ms. Burchett said the materials and design of Block H in the Bridge Park Development were approved as part of a (final) Development Plan/Site Plan review, which included EIFS for trim and architectural details. She said the applicant is requesting to substitute Fypon for the EIFS that was permitted citing the details they proposed cannot be formed from EIFS in the desired manner.

Ms. Burchett presented a graphic showing the locations where the material would be installed. She said the elevations submitted with the application highlight all of the areas where the Fypon would be substituted. She said all the architecture and design elements will be the same as the approved plans. She indicated the applicant has shared examples of where Fypon has been used in Ohio. Claudia Husak said the applicant stated Fypon is easier to form on the building and they are concerned with the longevity and maintenance of EIFS.

Shawn Krawetzki had asked whether the material would be painted. David Keyser answered affirmatively. He noted that the applicant would paint the trim areas in the same two colors that were approved with the Site Plan application. He said the cornice across white nichia panel would be white but where it is at buff color brick it would be painted to match the brick. Aaron Stanford asked whether the color is applied by the manufacturer or painted on site. Mr. Keyser said it would be painted on site.

Ms. Rauch asked if Fypon has been used in the region. Mr. Keyser stated that it has and has been successful from a durability and maintenance standpoint. Colleen Gilger had asked what advantages this product has over EIFS. Mr. Keyser stated that the applicant can get a warranty for Fypon and it is low maintenance.

Ms. Rauch noted that the location of the material, being used higher up on the buildings is understandable in this instance. She asked whether it is a flat application. Mr. Keyser stated that the molding and trim is extruded. Ray Harpham asked if the color would change based on the façade color. Mr. Keyser noted that the material color would be matched based on the façade color.

Ms. Burchett said approval is recommended with no conditions.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She made a motion for a recommendation of approval with no conditions and Ms. Goss seconded. The recommendation of approval passed unanimously. Ms. Rauch stated this application will be forwarded to the Planning and Zoning Commission for their June 21, 2018 meeting.

**INTRODUCTION**

**3. BSD SCN – Germain Honda, Phase I  
18-042MPR**

**6715 Sawmill Road  
Minor Project Review**

Nichole Martin said this is a proposal for demolition of an existing building, removal of existing utility services from the area, and repaving the area for a parking lot expansion. She said the site is zoned Bridge Street District – Sawmill Center Neighborhood and located west of Sawmill Road, approximately 500 feet south of the intersection with Dublin Center Drive. She said this is a request a review and approval of a Minor Project Review and Demolition under the provisions of Zoning Code Section 153.066.

Ms. Martin stated the site contains a 2,000 square-foot vacant building to be demolished for additional parking capacity and efficiency on-site. She said approximately a net increase of 34 parking spaces is proposed. She said the applicant is also proposing to update parking lot lighting, modified interior parking lot landscaping, and a five-foot sidewalk along a portion of Sawmill Road.

Ms. Martin said, as part of a preliminary review, Staff has identified items they would like additional clarification on including a Parking Plan for zoning approval. Additionally, Ms. Martin noted, the ground sign associated with the building that is proposed to be demolished is intended to remain. She asked the ART to consider if it is more appropriate for the sign to be removed at this time, or considered at a later date as part of a comprehensive Master Sign Plan. She said the applicant is here today to answer any additional questions regarding the proposal.

Brian Reynolds said this is one of many phases of improvements to the Germain Honda campus. He indicated the first phase is simply to remove the vacant building, which was formerly for Used Car Sales, and to improve that portion of the site with new parking, lighting, and landscaping. He emphasized there are no modifications proposed to the perimeter landscaping, and the Sawmill Road character will remain the same with this application. He noted the property owner is also committed to working with Staff to establish pedestrian connectivity along the Dublin side of Sawmill Road. He said he knows there have been many discussions about the sidewalk and whether it should be constructed with each phase of improvement or holistically with the largest phase of work.

Donna Goss asked if we have a good idea of the phases. Mr. Reynolds said yes, at this time, the understanding is the request today represents Phase I, architectural modifications to the New Car Sales building and additional parking lot reconfiguration, lighting, and landscaping represent Phase II, and architectural modifications to the northern most building represents Phase III. Ms. Goss said she understands the property owner has been working toward this for a long time.

Aaron Stanford asked, in regards to the sidewalk, what the implications are of not requiring the sidewalk improvement now, if no second phase happens. The ART discussed the pros and cons of improvements for the benefit of the public now versus a comprehensively designed and constructed sidewalk. The ART was in agreement the ground sign should be removed at this time as to dictate sidewalk alignment.

Jennifer Rauch asked if there were any other questions or items for consideration by the ART. [Hearing none.] She stated the application is anticipated to be before the ART for a determination on June 21, 2018.

**ADJOURNMENT**

Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:41 pm.

As Approved by the Administrative Review team on June 21, 2018.
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