



MEETING MINUTES

Administrative Review Team

Thursday, August 16, 2018 | 2:00 pm

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

Other Staff: Logan Stang, Planner I; Claudia Husak, Senior Planner; Lori Burchett, Planner II; Nichole Martin, Planner I; Richard Hansen, Planning Assistant; Jimmy Hoppel, Planning Assistant; Hunter Rayfield, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Teri Umbarger, Moody Nolan (Case 1); and Todd Gedde, VAData (Case 2).

Vince Papsidero called the meeting to order at 2:05 pm. He asked if there were any amendments to the August 2, 2018, meeting minutes. [There were none.] The minutes were approved as presented.

DETERMINATION

**1. BSD SRN – Hen Quarter
18-048MPR**

**6628 Riverside Drive
Minor Project Review**

Lori Burchett said this application is a proposal for modifications to an approved patio enclosure including the installation of glass garage doors, face-block sill walls, and aluminum storefronts. She said the site is northeast of the intersection of Riverside Drive and 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 and noted the tenant space is in building C2, east of Riverside Drive at the intersection with Bridge Park Avenue. She presented the eastern and southern elevations of the tenant space as approved by the ART on April 19, 2018. She reported that through a separate application, the applicant had requested a recommendation of approval by the ART on June 7, 2018, for a Waiver Review to allow the use of vinyl enclosures, to which the ART recommended disapproval to the Planning and Zoning Commission (PZC). At the Commission's meeting on June 21, 2018, they also disapproved the same Waiver request.

Ms. Burchett reported the ART reviewed the current proposal on July 19, 2018, for a glass garage door system and associated site improvement/modifications. She said the ART was generally supportive but had a few concerns, which the applicant addressed through the resubmission. She said the ART reviewed the proposal on August 2, 2018, and were supportive of the proposal and changes.

Ms. Burchett presented the proposed site plan with the garage door system that will be installed to provide protection during inclement weather events. She said the pre-weathered, Coreten Steel panels will have a lacquered finish and be installed on a block base. She stated the material proposed for the sill/counter that runs along the perimeter of the patio is Corian with the 'Lava Rock' color and pattern. She said the metal columns will be painted to match the existing canopy, which is Sherwin Williams 'Web Gray'. The metal clad fascia, she noted, will match the profile and color of the existing canopy. She added there will be aluminum storefront windows on each end with frames to match the paint color and will have additional detailing as an artistic feature. She stated the filigree pattern along the top edge of the canopy will remain.



Ms. Burchett clarified while signs were included in the renderings presented, they were not part of this application. She concluded staff is recommending approval of the Minor Project Review with no conditions.

Vince Papsidero asked if Teri Umbarger, Moody Nolan, representative for the applicant, wanted to add anything to which she declined. He asked if there were any questions or concerns by the ART. [Hearing none.] He called for a motion to approve the Minor Project Review with no conditions. Donna Goss motioned, Shawn Krawetzki seconded, and the Minor Project Review was approved.

INTRODUCTION

2. ID-3 – VADData, Satellites 18-054WID-DP

6675 Crosby Court Development Plan Review

Nichole Martin said this application is a proposal for the addition of two satellite dishes and associated site improvements on a 66-acre parcel within the West Innovation District, zoned ID-3, Research Assembly District. She said the site is south of Crosby Court, approximately 800 feet south of the intersection with Dublin Plain City Road. She said this is a request for review and approval of a Development Plan under the provisions of Zoning Code Section 153.042(D).

Ms. Martin connected the ART with the applicant, Todd Gedde, representing VADData, by phone. She said Project Astra was being introduced today and is intended to have a determination by the ART at the next meeting on August 30, 2018.

Ms. Martin presented an aerial view of the site showing the full build-out. She explained that there are actually two buildings existing and the third building was approved in June of 2017.

Ms. Martin said this is a proposal for an antenna facility that will include two antennas with satellite dishes at a height of 26 feet, four inches with a Lightning Dissipater at 32 feet in height adjacent to the antennas. She said the applicant has proposed installing this equipment at the rear of the (future) building sites of buildings four and five. She added they would be centrally located within the site that contains a fence and landscaping around the perimeter.

Ms. Martin indicated through Staff's review, the poles and equipment should be painted to match the buildings and also recommended moving the structures to the top of the buildings, per the Wireless Communication Facility requirements under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Vince Papsidero asked if the structures would need to remain the same height as proposed if they were placed on top of the roof. Todd Gedde, VADData answered the structures would need to remain at the sizes proposed. He said placing the structures on the roofs would be a future desire but is inclined to have the equipment installed on the ground, to which Mr. Papsidero agreed. He indicated it would be easier to screen the equipment behind a building than on a roof at that height. Mr. Papsidero requested an architectural rendering of the proposal for the next meeting due to the size of the satellites.

Ms. Martin added the equipment needs to be architecturally integrated and painted to match the primary structure. Mr. Papsidero noted the entire structure for the satellite dishes are a solid white. Mr. Gedde said the mats for the Lightning Dissipater is an aluminum color so he would have to see what finishes are available for that material.

Mr. Papsidero inquired about the timing of construction of buildings four and five. Mr. Gedde said he did not have that information.

Mr. Papsidero asked why these structures need to be placed at the location proposed. Mr. Gedde explained the satellites require a 360-degree view of the horizon in order to work properly. He added the applicant selected the location being at the back of the property and visibility would be limited from the road and the park next door. Ms. Martin presented the proposed site plan for context.

Mr. Papsidero asked if buildings four and five could block the 360-degree clearance the satellites require. Mr. Gedde answered there may be a 10-degree impact of blockage. Ms. Martin asked if that is why the structures may be moved to the rooftops. Mr. Gedde answered the reason would not be blockage necessarily because they are proposed to be far enough away but rather rooftops would be the best solution so the satellites are above the buildings.

Mr. Papsidero asked how the equipment could be screened when placed on a roof while meeting the need of visibility to the horizon. Mr. Gedde answered he would need to research that further but thought there were mechanical screens that do not impact the ability to pass through them for the 360-degree visibility. He indicated that if the equipment is not installed on a roof, they would need to alter existing mechanical screens or find an alternative. He added the satellite dishes will be seven or eight feet up from ground level.

Aaron Stanford asked if this equipment would cause interference with the neighboring sub-station. Mr. Gedde answered it would not.

Mr. Papsidero asked Mr. Gedde if he wanted to share any additional information as the applicant to which Mr. Gedde declined because he thought this was a straightforward proposal but was open to questions. He said the idea of a structure on a roof of a future building is an idea for the future but for short-term the applicant wants the facility on the ground.

Mr. Stanford asked if this type of facility was installed on any other Central Ohio facility to which Mr. Gedde answered there was not. He explained this is part of new development being initiated by the applicant. He indicated there was one other site in the United States but Dublin, Ohio is unique and that is why it was selected.

Shawn Krawetzki suggested the control portion at the base of the antenna be sunk into the building once placed on the roof to reduce the overall size. Mr. Gedde said that would be a challenge because there are exhaust fan units on the roofs and part of the mechanical screen would be impacted by the potential location.

Mr. Papsidero indicated that if this structure were to be proposed as roof mounted in the future, the ART would need to push the application to the Planning and Zoning Commission because the visual impact would be significant. Mr. Gedde said more thought would need to go into moving the equipment off the ground to the roof. Mr. Krawetzki noted that the area to the south is screened pretty well. Mr. Gedde added a significant mound and landscaping is located along the perimeter of the property.

Mr. Papsidero asked if there were any other questions or concerns by the ART. [Hearing none.] He affirmed a determination is intended for August 30, 2018.

ADJOURNMENT

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