



MEETING MINUTES

Administrative Review Team

Thursday, September 5, 2019 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Interim Director(Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Sr. Civil Engineer; and Mike Altomare, Fire Marshal.

Other Staff: Claudia Husak, Senior Planner; Chase Ridge, Planner I; Nicki Martin, Planner II; Zach Hounshell, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Jennifer Carney, Carney Ranker (Case 1).

Ms. Rauch called the meeting to order at 2:03 pm. She asked if there were any amendments to the meeting minutes from August 29, 2019. [There were none.] The minutes were approved as presented.

DETERMINATION

1. OhioHealth Primary Care Physicians at 250 W. Bridge Street Minor Project Review

www.dublinohiousa.gov/art/19-074

Mr. Hounshell said this application is a proposal for an approximately 336-square-foot addition to the front façade of an existing medical office building. The 2.22-acre site is zoned Bridge Street District Indian Run Neighborhood. He presented an aerial view of the site that is north of Dublin Plaza and south of the Post Office. He said this proposal was introduced to the Administrative Review Team (ART) on August 29, 2019 and they are the final reviewing body.

Mr. Hounshell presented all current views of the south façade facing W. Bridge Street. He presented the proposed site plan and explained the addition will enclose a second elevator for the OhioHealth business and will serve as an improvement to the entrance of the building. Additions to the site include an HVAC unit on the west side of the building and evergreen landscaping to screen the HVAC unit and to line the new entrance on the south facade. A majority of the existing landscaping will remain; however, a ten-inch caliper Hackberry tree will be removed. It is not specified if the tree will be replaced inch for inch. If it is not replaced, the applicant would need to pay a Fee-in-Lieu of the removed tree.

Mr. Hounshell said the height of the new addition on the front/south elevation is proposed at 30 feet, 4 inches and clad in a cultured stone veneer and the storefront windows will be aluminum clad. Side images of the west and east elevation show the canopy at 10 feet above ground level over the entrance and is made of Aluminum Composite Panels (ACM). Spandrel glass (highly tinted) is proposed for the glass panes below the ACM panels and below the metal coping at the top of the addition. He presented the first and second floor plans and a colored rendering of the proposed addition.

Mr. Hounshell said the application was reviewed against the Minor Project Review Criteria and all was met. Therefore, approval is recommended without conditions.

Jennifer Carney, Carney Ranker said 22 arborvitae will be added to the landscape and wanted to know if they count for trees. Mr. Krawetzki said they are not considered trees. Ms. Carney said trees can be added



to the front yard and asked for recommendations. Ms. Rauch stated Code permits deciduous trees for replacement trees.

Ms. Rauch stated that the landscaping and screening details could be worked out at the permitting stage.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She called for a vote on the Minor Project Review. (Approved 6 – 0)

ADJOURNMENT

Ms. Rauch adjourned the meeting at 2:07 pm.

Administrative Review Team approved September 26, 2019.