



MEETING MINUTES

Administrative Review Team

Thursday, April 30, 2020 | 1:30 pm to join virtual meeting
Live Streaming on YouTube at 2:00 pm

ART Members and Designees: Jennifer Rauch, Planning Director(Chair); Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Sr. Civil Engineer; Chad Hamilton, Fire Inspector; and Renae Rice, Police Sergeant.

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

Applicants: James Peltier, EMH&T Inc. (Case 1); and Phil Stiles, Moody Nolan; Andrea Simmons, The Color Bar; and Jim McFarland, Zoning Resources (Case 2).

Ms. Rauch welcomed everyone and called the meeting to order at 2:01 pm. She said this is the first virtual meeting of the Administrative Review Team. Per the State of Emergency, laws were enacted including the Stay at Home Order for which the City will need to live stream all public meetings until that order has lifted. Comments can be submitted on the City's website before or during the meeting and we appreciate your patience.

Ms. Rauch noted the two **Minor Modifications:**

1. **YogaSix** – Storefront system for new commercial tenant – Change in building materials or color.
2. **Haggerty** – Dumpster Enclosure – Other minor modifications deemed by the Planning Director that do not alter the basic design or any specific conditions imposed as part of the original approval.

Ms. Rauch asked if there were any amendments to the meeting minutes from March 5, 2020. [There were none.] The minutes were approved as presented.

DETERMINATIONS

1. **Bridge Park, Block G – Mass Excavation 20-047MPR**

Minor Project Review

Ms. Husak said this application is a proposal for the mass excavation for a 2.29-acre site - Block G intended for future mixed-use buildings in the Bridge Park Development. She presented an aerial view of the site surrounded by Tuller Ridge Drive to the north, Dale Drive to the east, Bridge Park Avenue to the south and Mooney Street to the west and zoned Bridge Street District Scioto River Neighborhood. The ART last approved a mass excavation in Bridge Park for the block just south of this site.

This is a request for review and approval of a Minor Project to begin preparing parcels for future development, including mass excavation, sediment control measures, and a temporary construction entrance (the subject parcels have not yet received all approvals required for development to begin). The proposal includes required plans for stormwater and erosion control as part of this activity. If permit



construction grading or other work proposed with this application, it is at the developer's risk and does not commit the City to any future action or approval. The site is currently vacant except for construction staging for other blocks within Bridge Park.

Ms. Husak said this proposal is intended for the block to include the future development of three buildings. The applicant has requested an informal review and feedback from the PZC in January 2021 for a development that consists of an office building, parking garage, and a 'for sale' residential building.

Ms. Husak presented the proposed grading plan and footprints to be contemplated to be put into those places and review and approve those details. Staff recommends approval of this application like we have for all other blocks within Bridge Park along with two conditions:

- 1) That the right-of-entry is signed by both the City and the applicant prior to the start of construction; and
- 2) That the permit (Site-Only Permit) plans demonstrates compliance with the requirements of the Ohio EPA and Section 53.300 of the Dublin Codified Ordinances regarding erosion and sediment control.

Ms. Rauch said if there are no questions for staff at this time, the applicant may discuss any further items or comments. James Peltier, EMH&T Inc., said they are preparing to construct the building pads throughout the site at this point.

Mr. Stanford inquired about the right-of-entry. Ms. Husak answered it is noted on the drawings to come up Dale Drive between buildings G1 and G2.

Mr. Stanford said there are a few things to be increased with sediment control and those will be conveyed with further detail prior to building permitting. Mr. Peltier noted where the calculations are on the plans that follow EPA guidelines.

Ms. Husak said there were no public comments submitted for this application.

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)

2. The Color Bar Salon at 6630 Riverside Drive, Suite 500 20-049MPR

Minor Project Review

Mr. Hounshell said this application is a proposal for exterior modifications to an existing 2,306-square-foot tenant space located in building C2 on the first floor within Bridge Park. The site is northeast of the intersection of Riverside Drive and Bridge Park Avenue zoned Bridge Street District Scioto River Neighborhood. He presented an aerial view of the site as well as the proposed tenant space.

Mr. Hounshell said the applicant is requesting exterior modifications for two elevations. He presented the proposed west elevation viewed from Riverside Drive and noted a light gray metal panel infill replaces the 125 square feet of vision glass above the entrance. The height is ±11 feet and projects ±three inches from the façade. He presented the east elevation and said the structure is very similar to the west elevation. The light gray metal panel infill replaces 34 square feet of vision glass, at a height ±11 feet and projects ±three inches from the façade above the entrance just oriented differently from the west elevation. The metal panels do not interfere with any transparency calculations.

Mr. Hounshell reported the application was reviewed against the Minor Project Review criteria and all were met. Therefore, approval is recommended for the Minor Project without conditions.

Phil Stiles, Moody Nolan clarified the metal panel infill replaces the glass to allow for any Color Bar signage or additional tenants to be added to that. The infill is the light gray and the component band is a darker color.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] Ms. Husak stated there were no public comments received on this application. Ms. Rauch called for a vote on the Minor Project Review. (Approved 6 – 0)

**3. Oakland Home – Sign at 4269 W. Dublin-Granville Road
20-054MPR Minor Project Review**

Mr. Ridge said this application is a proposal for a new, ±29-square-foot, illuminated wall sign for an existing tenant space on the south side of W. Dublin-Granville Road. He presented an aerial view of the site and noted it is ±900 feet southeast of the intersection with Dale Drive and zoned Bridge Street District Commercial. He highlighted the specific tenant space within the site.

Mr. Ridge presented the proposed wall sign details noting it will be 29 square feet total. The sign will be 13 feet in height from established grade to the top of the sign. The internally illuminated sign uses white led lights to match the other panels in the center and is proposed with two colors – a brown aluminum panel background with white, push-through acrylic lettering.

Mr. Ridge presented a rendering of the proposed wall sign as it will be installed on the tenant space frontage of 35 feet, centered to the right over the entrance.

Mr. Ridge reported the application was reviewed against the Minor Project Review criteria by staff and all were met. Therefore, approval is recommended for the Minor Project without conditions. Unfortunately, the applicant was not able to participate in the meeting today but he will try to answer any questions the team may have.

Ms. Husak reported there were no public comments submitted for this application.

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)

Ms. Rauch adjourned the meeting at 2:25 pm.