



MEETING MINUTES

Administrative Review Team

Thursday, August 6, 2020 | Live Streaming on YouTube at 2:00 pm

ART Members and Designees: Jennifer Rauch, Planning Director (Chair); Brad Fagrell, Building Standards Director; Shawn Krawetzki, Landscape Architect Manager; Aaron Stanford, Senior Civil Engineer; Renae Rice, Police Sergeant; and Chad Hamilton, Fire Inspector.

Other Staff: Claudia Husak, Senior Planner; Nichole Martin, Planner II; Zach Hounshell, Planner I; Kyle McKee, IT; and Laurie Wright, Administrative Assistant II.

Applicants: Brian Gaddis, Brian Gaddis Architects; and Evan Lee, Ivybrook Academy (Case 1)

Ms. Rauch welcomed everyone and called the meeting to order at 2:01 pm. 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.

Ms. Rauch asked if there were any amendments to the meeting minutes from July 30, 2020. [There were none.] The minutes were approved as presented.

INTRODUCTION/DETERMINATION

**1. Ivybrook Academy
20-125MPR**

**3755 Dublin-Granville Road
Minor Project Review**

Mr. Hounshell said this application is a proposal for the 800-square-foot expansion of a previously approved $\pm 1,050$ -square-foot outdoor classroom area for an existing daycare facility and the installation of a 4-foot tall, black aluminum fence. The 0.97-acre site is southwest of the intersection of W. Dublin-Granville Road with Sawmill Road and is zoned Bridge Street District Commercial. He presented an aerial view of the site.

Mr. Hounshell presented the existing conditions via photographs: from the southeast view; the southern area of the building where they planned for an outdoor classroom; and existing shrubs they would replicate in other areas of the site for continuity.

Mr. Hounshell presented the proposed site plan highlighting the approved $\pm 1,050$ -square-foot outdoor classroom that will sit forward of the building on the east side; the proposed ± 800 -square-foot addition; and a 4-foot black aluminum fence that will have evergreens for additional screening.

Mr. Hounshell said the application was reviewed against the Minor Project Review Criteria. He stated the criteria has been met with one condition. Approval is recommended with the following condition:

- 1) That the applicant continue to work with Staff to finalize screening locations and planting materials around the entire outdoor classroom space.

Ms. Rauch asked the Administrative Review Team members if they had any questions.



Mr. Krawetzki inquired about the location of the southern edge of the fence line from the property line and the screening of the fence. Mr. Hounshell said the fence is meeting the required 5-foot side yard setback and would be required to be screened.

Ms. Rauch asked why this application was before the Administrative Review Team and not Planning and Zoning Commission. Mr. Hounshell said the proposed fence addition for an outdoor recreation use is permitted to be in the side or rear yard of a property. The original approval for the fenced area was required via a waiver from Planning and Zoning Commission to be forward of the building.

Ms. Rauch asked the applicant if there was anything they wished to add to this presentation.

Mr. Lee identified himself as the Ivybrook Academy owner. He indicated there was a miscommunication during the first review of this application. He said he thought the Commission had approved the fence addition on the backside of the property that goes up against Trader Joes's site, but it was just for the fenced outdoor classroom space forward of the building.

Ms. Rauch asked if there was already screening of portions of the proposed fence from the existing Trader Joe's landscaping, would the applicant still be required to screen the entire southern boundary of the fence. Ms. Husak answered we would allow our landscape team to determine where screening for the fence would make sense in accordance with the existing landscaping at Trader Joe's.

Mr. Krawetzki asked about the screening effect if Trader Joe's modified their landscape plan and removed screening on their side. He emphasized each property should have their own screening to which the ART members agreed. Mr. Lee stated this school is for pre-schoolers and they intend to fill in screening if Trader Joe's removed their portion. Mr. Krawetzki indicated it would be hard to grow anything back there. Mr. Fagrell suggested a condition be added to the approval stating some sort of screening has to be maintained there. Mr. Lee agreed.

Mr. Hamilton inquired about egress. Mr. Lee explained there are two exits, one from each side. Mr. Fagrell asked if there would be any equipment in there that could block the egress. Mr. Lee answered there will not be any big equipment like jungle gyms and the like. They plan to add small picnic tables later possibly and will work with Mr. Hounshell on that. Mr. Hamilton emphasized that the width of the egress has to be maintained without obstruction.

Mr. Lee indicated he would like to keep grass and a natural feel in that area as that is part of the school's philosophy. Mr. Krawetzki said grass will be hard to maintain and grow there. Mr. Lee stated the trees are staying; that is one of the reasons they sought this location.

Mr. Fagrell suggested a natural pathway be implemented if the grass does not grow and just leaves mud.

A second condition of approval was added: Should the adjacent property remove screening, the applicant will be required to provide screening materials on the southern portion of the fenced area, subject to staff approval.

Mr. Fagrell asked if the gate at the end would be locked during business hours to which Mr. Lee answered affirmatively and confirmed the outside doors will be locked. He added there will always be one classroom in that area on a rotation basis, weather permitting or they will be sent to the gym.

Ms. Rauch confirmed that no public comments had been received.

Mr. Lee invited the ART to come to the Grand Opening, which is the first week of September to witness how they are truly different from other facilities.

Ms. Rauch made the motion to vote on the Minor Project Review with the two conditions as stated above. (Approved 6 – 0) She adjourned the meeting at 2:20 pm.