



MEETING MINUTES

Administrative Review Team

Thursday, May 13, 2021 | Live Streamed on YouTube at 2:00 pm

CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:00 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.

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director (Chair); Colleen Gilger, Director of Economic Development; William Morris, Police Corporal; Chad Hamilton, Fire Department Inspector; and Michael Hendershot, Civil Engineer II.

Staff Members present: Chase Ridge, Planner I; Zachary Hounshell, Planner I; Sarah Holt, Planner II; and Laurie Wright, Administrative Assistant II.

Applicants present: (Case 1) Matt Davis, CoHatch; and Jessica Gesue, Mesh Fitness (Case 2) Randy Roberty, and Cori Medley, Design Collective (Case 3) Cara Hering, DK Architects; Kimberly Orr, Designer; and Owners Frank and Stacy Leary.

APPROVAL OF MINUTES

Ms. Rauch made a motion and Mr. Hendershot seconded, to approve the minutes from April 8, 2021.

Votes: Ms. Gilger, yes; Corporal Morris, yes; Mr. Hamilton, yes; Mr. Hendershot, yes; and Ms. Rauch, yes. [Minutes approved 5 – 0.]

DETERMINATION

1. Mesh Fitness at 6678 Riverside Drive, 21-022MPR, Minor Project Review

A request for exterior modifications to a tenant space located within Bridge Park, which includes patio improvements and upgrades within the existing covered patio structure with fixed and movable furniture, lighting, and planters. The site is in building C2, southeast of the intersection of Riverside Drive with Tuller Ridge Drive and zoned Bridge Street District, Scioto River Neighborhood.

Staff Presentation

Mr. Ridge presented an aerial view of the site and the existing conditions of the front/west elevation on Riverside Drive and the east elevation on Longshore Street of which the applicant is requesting modifications [shown].

The proposed patio layout for Riverside Drive [presented] includes: tables/chairs; benches; high-top/stools; cedar wood screens; a new overhead door; four hanging planters; and four planter boxes on the west side to create a separation between the patio and the sidewalk.

[Renderings of the north/south elevation and west elevation shown]
[Patio renderings with furnishings were presented.]

Since the last meeting, the applicant has proposed to modify the other storefront and entry as well, located on Longshore Street. [The east elevation was shown.] The storefront system retains the dimensions of the existing storefront system and does not impact transparency. The system will be finished in a dark bronze color to match the existing storefront system. The aluminum bi-fold storefront will be used during pleasant weather to provide interaction between the tenant space and the street.
[Furniture details were presented.]

Mr. Ridge stated approval is recommended for the proposed Minor Project with two conditions:

- 1) That the applicant apply a protective clear-coat product to the cedar elements to avoid premature weathering and staining; and
- 2) That the applicant provide specifications for the artificial plant material prior to installation, subject to Staff approval.

Applicant Presentation

Ms. Rauch asked if the applicant had anything they wanted to add.
Matt Davis, CoHatch answered there are pricing and availability issues currently on materials and asked if it is possible to request approval for windows that are similar to the style and volume without presenting a specific window today, if they keep the mullions and volume the same.

Questions for Staff

Ms. Rauch asked if this is something that could be approved administratively to which Mr. Ridge answered affirmatively that the request could be modified in the future or conditions could be revised with this application. Mr. Ridge proposed a third condition:

- 3) That the applicant provide updated storefront elevations, similar to those provided to the ART for the east elevation, prior to installation and subject to Staff approval.

Mr. Davis said he would agree to the third condition being added for approval so they can move forward with the project.

Public Comments

No public comments were received on this case.

Team Member's Discussion

Ms. Rauch made a motion and Mr. Hamilton seconded, to approve the Minor Project with three conditions as amended.

Votes: Corporal Morris, yes; Mr. Hendershot, yes; Ms. Gilger, yes; Mr. Hamilton, yes; and Ms. Rauch, yes.
[Minor Project approved 5 – 0.]



INTRODUCTION/DETERMINATION

2. Weenie Wonder at 6562 Longshore Street, 21-046MPR, Minor Project Review

A request for exterior modifications and associated site improvements for an existing tenant space located within Bridge Park, building B1. The site is west of Longshore Street, approximately 350 feet south of the intersection with Bridge Park Avenue and zoned Bridge Street District, Scioto River Neighborhood.

Staff Presentation

Mr. Ridge presented an aerial view of the site and the existing conditions of the patio and entry on Riverside Drive/west and the main entry on Longshore Street/east, which the applicant is requesting to modify. The proposed layout for the west side patio of building B2 includes: Two elongated communal tables with stone tops to be covered with a custom fabric canopy with orange and white stripes to match the brand standards with wood stools; two new circular tables with stools to match those for the communal tables; two concrete planters and dimmable, LED string lighting atop 11-foot poles [all shown]. The proposed patio layout and entry for the east side includes: two circular tables with wood stools (match those proposed for west patio); drink rails; and planters on either side of the entry. The existing storefront would be modified by recessing the storefront system to create a small, covered patio area to the right of the entry. The newly exposed wall and the ceiling will be clad in cedar panels [rendering shown]. A scalloped metal canopy with orange and white stripes to match the brand standards will cover the entry with a sign atop and Juno down-lighting sconces on either side [shown in rendering]. The sign is just for reference as a sign plan will be submitted as an application at a later date. This block has a Master Sign Plan in place.

Mr. Ridge stated the application was reviewed against the Minor Project Criteria, and approval is recommended for the proposed Minor Project with two conditions:

- 1) That the applicant select a fabric material for the communal table canopies that is fade-resistant and durable, subject to Staff approval; and
- 2) That the applicant work with Staff to ensure adequate clearance is provided for pedestrians between the drink rails and adjacent structures, subject to Staff approval.

Applicant Presentation

Ms. Rauch asked if the applicant had anything they wanted to add. Randy Roberty, Design Collective architect, thanked Mr. Ridge for his presentation. As there were no comments or questions from staff he asked if stools could be added along the street, within the right-of-way to add aesthetic and break down the façade/east side. There would still be 7 or 8 feet of sidewalk before reaching the street trees.

Ms. Rauch answered the City Engineer would need to review the plans and make a determination, as it is up to his discretion when encroaching the right-of-way in the Bridge Street District. She indicated the applicant could request approval on the application as it was originally presented or they had the option to consider the presentation today as just an introduction and return with the plans for this new development, if not wanting to proceed with a determination today.

Mr. Hendershot confirmed there is a development agreement in place and encroachment into the right-of-way is determined on a case-by-case basis by the City Engineer. He will want to know if a safe pedestrian way can be maintained and how drink railings with stools would impact the area. He added a request is not guaranteed to be approved by the City Engineer.



Public Comments

No public comments were received on this case.

Team Member's Discussion

Ms. Rauch motioned and Ms. Gliger seconded, to approve the Minor Project as presented.

Votes: Ms. Gilger, yes; Corporal Morris, yes; Mr. Hamilton, yes; Mr. Hendershot, yes; and Ms. Rauch, yes.
[Minor Project approved 5 – 0.]

INTRODUCTION

3. Kona Craft Kitchen at 6705 Longshore Street, 21-052MPR, Minor Project Review

A request for exterior modifications and associated site improvements for a tenant space located within Bridge Park, building D1. The site is southwest of the intersection of Longshore Street with Larimer Street and zoned Bridge Street District, Scioto River Neighborhood.

Staff Presentation

Mr. Hounshell presented an aerial view of the site, noting the tenant is located in the northernmost space in building D1 along with the existing conditions. The proposed site plan [shown] includes: ±925-square-foot patio for outdoor dining that encroaches two feet, one inch into the right-of-way that will need to be reviewed and approved by the City Engineer as sites are determined on a case-by-case basis in the Bridge Street District. The proposal includes: an outdoor fireplace, a pergola and railing with an eight-foot clearance, the relocation of the bike posts and planter, and a back-of-house door. The four existing bike posts will be moved just south, in front of the utility entrance, which has been shared with Crawford Hoying Development Partners. The planter is being moved just north of the patio and proposed railing and the existing planter bed will remain. The back of house door swing has been modified from into the right-of-way to now into the tenant space. The pergola was modified on the northwest elevation along Riverside Drive as the original supports were in the right-of-way. The composite panels will be painted green, the same currently used at the North Market across the street.

In the character elevation for the west/Riverside Drive side, the pergola with the operable louver system, the Nana wall windows, green composite panels, and Batu (wood) trim were shown. For the east/Longshore Street character elevation, black scones were shown as well as the same Nana wall windows, green composite panels, and Batu (wood) trim.

The green and natural colored materials [shown] include a patio swing suspended from the pergola; outdoor square, cement coffee tables; green metal dining chairs; dining tables; sofa-type patio furniture; stand-alone, moveable, large patio umbrellas; and two variations of circular side tables (one natural and other green colored).

Discussion Questions:

1. Does the ART support the right-of-way encroachment of the patio fence and overhead pergola?
2. Is the ART supportive of the proposed site layout?
3. Is the proposed character of the tenant improvements appropriate for the surrounding context?
4. Does the ART support the proposed gas fireplace location?



Applicant Presentation

Ms. Rauch asked if the applicant had anything they wanted to add. Applicants present included Cara Hering, DK Architects; Kimberly Orr, Kimberly Orr Design; and Frank and Stacy Leary, restaurant owners. Mr. Leary thanked staff for all their help working through this proposal and believes this will be a good fit for the neighborhood. He requested feedback from the ART.

Questions for Staff

Mr. Hendershot asked if the patio door swing was included in the proposal.
Mr. Hounshell answered he would need to research that item.

Public Comments

No public comments were received on this case.

Team Member's Discussion

Mr. Hendershot addressed the first question. He said he appreciates the movement of the support structures for the pergola out of the right-of-way. He confirmed the patio and railing that the applicant is requesting to encroach into the right-of-way was discussed with the City Engineer. He was supportive of the proposal as eight feet of pedestrian clearance still remains, therefore, the encroachment is acceptable.

Ms. Rauch added staff will review the patio door swing to ensure it does not involve the right-of-way.

Mr. Hamilton stated he is okay with the site layout, addressing the second question.

For the third question regarding character, Ms. Rauch said it fits nicely and that she appreciates the applicant working with staff to address issues.

Mr. Hendershot said he was supportive of the relocation of the bike posts but stipulated to minimize the repair of the concrete, full panels of sidewalk should be used and that can be worked through.

Mr. Hamilton addressed the question of the fireplace location. The placement is okay under the heating section of the Fire Code but suggested in addition, the applicant follow the manufacturer's guide for this model. A fire extinguisher is required to be within five feet of the fireplace.

Ms. Hering said she would address these items and thanked Mr. Hounshell and staff for their work on this project.

ADJOURNMENT

There were no communications, therefore, Ms. Rauch adjourned the meeting at 2:43 pm.

