



## MEETING MINUTES

# Administrative Review Team

Thursday, June 10, 2021 | Live Streamed on YouTube at 2:00 pm

### CALL TO ORDER

Mr. Fagrell 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 needed to live-stream all public meetings until that order was lifted. The public meetings for June will continue to be virtual and live-streamed. Comments can be submitted on the City's website before or during the meeting. Starting in July, public meetings will be held in person.

### ROLL CALL

ART Members and Designees present: Brad Fagrell, Building Standards Director (Chair); Colleen Gilger, Director of Economic Development; Michael Hendershot, Civil Engineer II; Shawn Krawetzki, Landscape Architect Manager; and Chad Hamilton, Fire Department Inspector.

Staff Members present: Chase Ridge, Planner I; Nichole Martin, Senior Planner; Sarah Holt, Senior Planner; Zachary Hounshell, Planner I; Mike Kettler, Planning Technician; Madison Richard, Planning Assistant; and Laurie Wright, Administrative Assistant II.

Applicants present: (Case 1) Cara Hering, DK Architects; Frank & Stacy Leary, and Kimberly Orr, Kimberly O Design, (Case 2) Denis Veneziano, OHM Advisors; (Case 3) Parker Furbee and Jordan Sandvig, DK Architects; and (Case 4) Steve Moore, Moore Signs.

### APPROVAL OF MINUTES

Mr. Fagrell requested a motion for the approval of the minutes from the May 13, 2021, meeting. Mr. Hamilton made a motion and Mr. Hendershot seconded, to approve the minutes.

Votes: Ms. Gilger, yes; Mr. Krawetzki, yes; Mr. Fagrell, yes; Mr. Hendershot, yes; and Mr. Hamilton, yes. [Minutes approved 5 – 0.]

### DETERMINATIONS

#### 1. 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 along with the existing conditions, noting the tenant is located in the northernmost space in building D1. 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 was reviewed and accepted by the City Engineer as sites are determined on a case-by-case basis in the Bridge Street District. A 12.5-foot-high, aluminum pergola is proposed within the patio space that will be permanently fixed to the ground providing a 9-foot clearance from grade. The pergola overhang extends 8.5 feet from the building. It will support ceiling fans, lighting, and a porch swing at the southern end of the pergola. The ceiling fans will

be screened by aluminum decorative screening panels. The structure has an operable louver roof and built-in gutters and downspouts to handle storm water runoff all to be finished in a light green.

The patio will be enclosed by a 3.5-foot-tall, light gray, horizontal steel railing with a one-gate entrance along the west side of the patio that will swing out into the right-of-way, which has been deemed appropriate by the City Engineer. Contained within the patio is a standalone, glass-fiber reinforced concrete outdoor gas fireplace that the Washington Township Fire Department has accepted. Proposed patio furniture plan [shown]. The green and natural colored materials [shown] include cement coffee tables; green metal dining chairs; teak wood 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). Soft seating should be a consistent gray rather than the cream proposed and the planter is to be teak wood instead of the fiberglass box proposed.

The four existing bike posts will be moved south, in front of the utility entrance, of which plans have been shared with Crawford Hoying Development Partners. The planter is being moved north of the patio, next to the gated entrance into the patio. The 154-square-foot landscape bed will be replaced with pavers to match the existing sidewalk pavers surrounding the site. A 135-square-foot planting bed will be added north of the patio to minimize the change in impervious surface for the project and the northeast portion of the patio will be regraded, as it is currently sloped. The applicant will be required to replace the existing brick exactly as it is currently designed.

Façade improvements include new black aluminum Nanawall systems within portions of the existing storefront openings on east, west, and north façades. The remainder will include a black aluminum storefront system, with the existing composite panels and composite framing on all elevations in a dark green. A Batu (wood) grooved trim will appear above the storefront openings and black sconce lights are proposed within the trim area.

This application has been reviewed against the Minor Project Review Criteria, which this met with conditions. Mr. Hounshell stated approval is recommended for the proposed Minor Project with six conditions:

- 1) That the applicant provide an umbrella with a UV-resistant material, subject to Staff approval;
- 2) That the cushions for the sofa, club chairs, and patio swing seats and the umbrella materials be coordinated in color, subject to Staff approval;
- 3) That the applicant work with Staff to finalize the landscape details for the planter bed;
- 4) Should the back-of-house need further modifications with the submittal of a building permit, the door shall not swing into the right-of-way;
- 5) The proposed planter matches a wood finished approved with the project, subject to Staff approval; and
- 6) That the applicant repair and restore any damaged concrete with the relocation of the bike racks, subject to Staff approval.

### **Applicant Presentation**

Cara Hering, DK Architects, stated that the staff presentation was fine.

### **Questions for Staff**

Ms. Hering asked why gray cushions are requested in place of the proposed cream cushions.  
Mr. Hounshell answered the gray color would not show as much wear and tear over time.  
Ms. Hering asked if the planter material could match the siding above the windows.  
Mr. Hounshell that the planter material needs to match an approved wood finish.



The owners Frank and Stacy Leary stated the cushions were not all available from the same manufacturer, therefore, cream was chosen as it would be easier to match. They have found some light gray options but would need to see them in person.

Ms. Hering inquired as to how/when they could obtain approval for the materials.

Mr. Hounshell answered they are not required to get approval before the determination is made today, as it is a condition of approval to work with Staff and this could be resolved after this meeting.

Mr. Krawetzki inquired about the color for the umbrellas.

Mr. Hounshell said he had not considered the umbrellas with that condition. Mr. Krawetzki suggested a color other than cream should be used due to the accumulation of dirt over time.

Mr. Hendershot inquired about a condition for the B2 building that "no doors could swing into the right-of-way." He asked if the gate swing was part of the condition.

Mr. Hounshell stated the condition only applies to back-of-house door.

### **Public Comments**

No public comments were received on this case.

### **Team Member's Discussion**

Mr. Fagrell asked if everyone could review the conditions together as there had been a lot of changes requested during this meeting.

Mr. Leary stated he thought the conditions were fine but with a caveat that there would not be exact matches as the furniture and cushions are not all coming from the same manufacturer.

Mr. Fagrell requested a condition to be modified to address this.

Mr. Fagrell asked if there were any questions or comments to discuss [Hearing none.] He requested a motion for the approval of the Minor Project. Mr. Krawetzki made a motion and Mr. Hamilton seconded, to approve the Minor Project.

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

## **2. OhioHealth at 250 W. Bridge Street, 21-081MPR, Minor Project Review**

A request for exterior facade modifications consisting of the staining of brick. The 2.19-acre site is zoned Bridge Street District, Indian Run Neighborhood and is located northwest of the intersection of W. Bridge Street with Shawan Falls Drive [Zoning map shown].

### **Staff Presentation**

Ms. Holt began her presentation with the project's history.

The south elevation facing W. Bridge of the new atrium recently approved and constructed [photograph shown.] East elevation along Shawan Falls [photograph shown.] Proposed south and east elevation graphics [shown] include locations for the stained brick cornice and window detail with a dado edge for a clean break in the stain color. Proposed north and west elevation graphics [shown] are not visible from the right-of-way and include locations for the same stained brick cornice. There is a cut edge for better demarcation.

The original brick alongside the stained brick sample [photograph shown] for a determination equals 1 coat



of stain (A) or 2 coats of stain (A Plus). The applicant also provided warranty and longevity study from lab testing information relative to the breathability of the brick. Since this staining approach has not been tried before; Staff is recommending 2 coats of stain, plus a condition of approval.

Ms. Holt recommended approval of this Minor Project with two conditions:

- 1) If, at any time in the future, as determined by staff, the stained bricks' appearance becomes unacceptable, the City of Dublin has the right to require the owner to make immediate (within 90 days) repairs or replacements, including re-staining or, up to and including, replacement or covering the stained brick material. Solutions shall be reviewed by staff and the required reviewing body and shall only be installed after a formal approval; and
- 2) Staff recommends that the sample labeled "A Plus" be used (with two coats of stain) to enhance the contrast with the existing brick.

### **Applicant Presentation**

Denis Veneziano, OHM Advisors, stated they did not have anything to add.

### **Questions for Staff**

Mr. Fagrell inquired if there was a structural concern.

Ms. Veneziano stated water had infiltrated behind the brick wall and was splitting the brick. Existing brick would not be stable enough if they started to remove brick only from the top.

Mr. Fagrell agreed.

### **Public Comments**

No public comments were received on this case.

### **Team Member's Discussion**

Mr. Fagrell asked if there were any questions or comments to discuss [Hearing none.] He requested a motion for the approval of the Minor Project. Ms. Gilger made a motion and Mr. Hendershot seconded, to approve the Minor Project.

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

## **INTRODUCTIONS/DETERMINATIONS**

### **3. Urban Meyer Pint House at 6632 Longshore Street, 21-008MPR, Minor Project Review**

A request for exterior modifications including the installation of a new overhead garage door system to replace a portion of the storefront system on the west elevation of building C3 in Block C and removal of a silo at an existing tenant space zoned Bridge Street District, Scioto River Neighborhood. The site is northeast of the intersection of Longshore Street with Bridge Park Avenue [aerial view shown.]

### **Staff Presentation**

Mr. Ridge presented photographs of existing conditions along Bridge Park Avenue, Longshore Street, and



specifically the silo located in a dedicated open space, as approved with the development of Block C. The removal of the silo will allow for more space for casual congregation in the area of the entrance.

Proposed site plan [shown] of the restaurant at the corner of Bridge Park Avenue and Longshore Street, which was unchanged from as is, except for the removal of the silo.

A graphic of the proposed west elevation [shown] highlighting the new overhead garage door system, is aluminum framed and finished to match the exterior. This poses no significant impact to the transparency requirement. The existing sill will remain.

A graphic of the proposed south elevation after the existing silo is to be removed [shown.] Dedicated open space will be returned to its original state.

Proposed door details [shown] as well as the sample material details for the overhead garage door system.

The proposal was reviewed against the Minor Project Review Criteria and recommended approval of a Minor Project with the following condition:

- 1) That the applicant make any necessary repairs and cleaning to the brick pavers following the removal of the silo, subject to Staff approval.

### **Applicant Presentation**

Parker Furbee, DK Architects, stated he did not have anything to add.

### **Questions for Staff**

Mr. Krawetzki recalled when the RAM tenant moved in, the silo was a functional piece of equipment but also served somewhat as a public art display. He asked if public art was required there.

Mr. Ridge stated he reviewed previous documents and was not aware of any installations of public artwork being required.

Mr. Fagrell inquired about the movement of the overhead garage doors so they could be opened and closed. Mr. Furbee answered the doors ride straight up on a right angle with the high ceiling.

Mr. Fagrell asked if the overhead doors would block the fire sprinkler system.

Mr. Hamilton answered he had not visited the space yet.

Mr. Fagrell asserted that the overhead garage doors cannot fold up flat and obscure the fire sprinkler so that needs review.

Jordan Sandvig, DK Architects, provided specifications for the overhead doors. Mr. Furbee confirmed it was a full vertical track-style door and will review where the existing coverage is.

Mr. Ridge stated a condition of approval could be added to ensure the overhead doors do not cover fire suppression equipment.

Mr. Fagrell asked the applicant about the intended process and timing required for the removal of the silo. He said a crane will be needed and therefore, the street closed.

Mr. Furbee estimated a half day might be needed for the silo removal. Mr. Hendershot offered to have the City's engineering group work with the applicant to see this part of the project through, safely.

Mr. Fagrell asked if any additional connections were being removed like a pipe system. Mr. Furbee confirmed there will be no connections removed from the building.



Mr. Ridge reiterated the two conditions of approval for this Minor Project:

- 1) That the applicant make any necessary repairs and cleaning to the brick pavers following the removal of the silo, subject to Staff approval; and
- 2) The applicant work with Staff to ensure fire suppression systems are not adversely impacted by the installation of the overhead garage door, subject to Staff approval.

### **Public Comments**

No public comments were received on this case.

### **Team Member's Discussion**

Mr. Fagrell asked if there were any questions or comments to discuss [Hearing none.] He requested a motion for the approval of the Minor Project with the two conditions. Mr. Hamilton made a motion and Ms. Gilger seconded, to approve the Minor Project.

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

## **4. Cosmo Prof, Sign at 6385 Sawmill Road, 21-082MPR, Minor Project Review**

A request for the installation of ±28-square-foot wall sign for an existing tenant space. The site is zoned Bridge Street District, Commercial and is located southwest of the intersection of Sawmill Road with W. Dublin-Granville Road [aerial shown.]

### **Staff Presentation**

Mr. Ridge presented a photograph of the existing conditions and a graphic of the proposed sign [shown] overlaid on same photo, which is ±28 square feet in size and 11.5 feet in height. The proposed sign will have three colors: Lime Green and Process Blue letters in that will be routed into a tan, aluminum panel background and internally illuminated with white LED lights (consistent with other sign bands in this shopping center.) The secondary image is 6.9 square feet in size located between the text "Cosmo" and "Prof", which meets Code.

Mr. Ridge reviewed this proposal against the Minor Project Review Criteria and recommended approval of a Minor Project with two conditions:

- 1) That the applicant correct the storefront width on the plans prior to applying for a Permanent Sign Permit, subject to Staff approval; and
- 2) That the applicant apply for and successfully obtain a Permanent Sign Permit through Building Standards, prior to installation of the sign.

### **Applicant Presentation**

Steve Moore, Steve Moore Signs, stated the letters are routed, not push-through letters.

### **Questions for Staff**

Mr. Fagrell asked if a new blank band would replace the tuxedo sign. Mr. Moore responded affirmatively.



### **Public Comments**

No public comments were received on this case.

### **Team Member's Discussion**

Mr. Fagrell asked if there were any questions or comments to discuss [Hearing none.] He requested a motion for the approval of the Minor Project. Mr. Hendershot made a motion and Mr. Hamilton seconded, to approve the Minor Project.

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

### **COMMUNICATIONS**

Mr. Ridge stated that with the pandemic state of emergency orders being lifted, the ART and all other Boards and Commissions will be meeting in person for meetings scheduled for July; this is the last virtual ART meeting. The meeting in July will be conducted in the Council Chambers in the Development Building at 5200 Emerald Parkway.

### **ADJOURNMENT**

Mr. Fagrell asked if there were any other comments or questions [Hearing none.] He adjourned the meeting at 2:56 pm.

