



MEETING MINUTES

Administrative Review Team

Thursday, September 9, 2021 | In-Person at 2:00 pm
5200 Emerald Parkway (old Council Chambers)

CALL TO ORDER

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

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Brad Fagrell, Building Standards Director; Michael Hendershot, Civil Engineer II; Shawn Krawetzki, Landscape Architect Manager; Corporal Morris, Police Department; and Colleen Gilger, Director of Economic Development arrived just prior to the case presentation.

Staff Members present: Chase Ridge, Planner II; Chris Will, Planner II, Nicole Hall, Planning Assistant; and Laurie Wright, Administrative Assistant II.

Applicants present: (Case 1) Adam Brown, Third Sun Solar

APPROVAL OF MINUTES

Ms. Rauch made a motion and Mr. Hendershot seconded to approve the minutes from the August 12, 2021, meeting.

Votes: Mr. Fagrell, yes; Mr. Krawetzki, yes; Corporal Morris, yes; Ms. Rauch, yes; and Mr. Hendershot, yes. The minutes were approved 5 – 0.

INTRODUCTION/DETERMINATION

1. The Offices at Stoneridge at 4015-4059 W. Dublin-Granville Road, 21-130MPR, Minor Project Review

Installation of solar panels on the south facing roof of an existing office building zoned Bridge Street District, Office. The site is south of the intersection of W. Dublin-Granville Road with David Road.

Staff Presentation

Mr. Ridge presented an aerial view of the 4.2-acre site and the existing conditions of this single-story building, clad in stone and horizontal siding. The roof is sheathed with asphalt shingles in good condition; the roof was replaced in 2018. There are a number of roof penetrations. The applicant proposed the installation of a building-mounted solar panel array of 134 panels on the rear, south-facing roof of the office building. The solar panels will be installed parallel to the roof surface ≥ 5 inches above the roof's surface but ≤ 10 inches. The panels will be installed, four feet from the ridge of the roof and 11 inches from the dormers. The panels are to be secured to the roof system using a Flash-Loc attachment and a Unirac rail. A utility box, meter, and disconnect device are proposed to be installed on the exterior of the building, adjacent to the existing meters. The utility area is screened by mature landscaping and a fence. The BSD Code permits building-mounted equipment for the collection of solar power as an accessory use. The panels are not visible from W. Dublin-Granville Road.

This proposal was reviewed against the Minor Project Review Criteria. Approval is recommended for the proposed Minor Project with the following condition:

- 1) That all wiring and associated routing systems maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure, and that all wiring, cables and associated routing systems be trimmed to fit closely to the building or supporting structures.

Applicant Presentation

The applicant, Adam Brown, Third Sun Solar, stated that the solar panels would not be installed 10 inches from the roof system, and would be installed closer to 5 inches in height.

Questions for Staff

Mr. Krawetski asked about the distance from the dormers to the panel arrays and how much of the roof will be covered.

Mr. Ridge – The panels will be 11 inches from the existing dormers.

Mr. Krawetski asked if the panels will obstruct the view of the dormers.

Mr. Brown – The panels will be approximately five inches from the roof's surface and will not obstruct the dormers.

Ms. Rauch inquired about the location of the mechanicals.

Mr. Ridge – the mechanicals will be located on the exterior wall of the building, near the solar panel installation. The area already contains mechanicals and is screened with a fence and mature evergreen landscaping.

Ms. Rauch asked about how the wiring would be screened.

Mr. Brown - There is a fireproof box that drops into the attic, with wiring routed out through the soffit and down the wall where the mechanicals are located. The wiring will be largely unseen.

Mr. Fagrell stated a building permit is required through Building Standards.

Ms. Rauch made a motion and Corporal Morris seconded, to approve the Minor Project.

Votes: Mr. Hendershot, yes; Mr. Krawetzki, yes; Ms. Gilger, yes; Mr. Fagrell, yes; Ms. Rauch, yes; and Corporal Morris, yes.

The Minor Project was approved 6 – 0.

ADJOURNMENT

Ms. Rauch asked if there were any other comments or questions [Hearing none]. She adjourned the meeting at 2:10 pm.

