

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 7, 2016

The Administrative Review Team made the following determination at this meeting:

- 1. T-Mobile Tower Co-Location – NE Quad PUD, Subarea 10 4000 Hard Road**
16-046ARTW Administrative Review - Wireless
- Proposal: Installation and replacement of 3 antennas and associated coax cables and removal of 3 radios on the existing wireless facility located at the Dublin Scioto High School within the NE Quad Planned Unit Development, located on the north side of Hard Road at the intersection of Emerald Parkway.
- Request: Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.
- Applicant: Bryan Brawner, Crown Castle.
- Planning Contact: Lia Yakumithis, Planning Assistant; (614) 410-4654, lyakumithis@dublin.oh.us

REQUEST: Approval of this request for a wireless communications facility with the following condition:

- 1) That any associated cables or other wiring are trimmed to fit closely to the panels and shall be neutral in color or match the supporting structure.

Determination: This application was approved. This approval shall be valid for a period of one year from the date of approval in accordance with Code Section 99.06(A)(5).

STAFF CERTIFICATION



 Vince Papsidero, FAICP
 Planning Director



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JULY 7, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Matt Earman, Director of Parks and Recreation; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

Other Staff: Logan Stang, Planner I; Lori Burchett, Planner II; Claudia Husak, Senior Planner; Nichole Martin, Planner I; Lia Yakumithis, Planning Assistant; Nick Badman, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Matt Starr, Crawford Hoying Development Partners; and John Woods, MKSK (Case 2).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the June 30, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATION

**1. T-Mobile Tower Co-Location – NE Quad PUD, Subarea 10 4000 Hard Road
16-046ARTW Administrative Review - Wireless**

Lia Yakumithis said this is a request for the installation and replacement of 3 antennas and associated coax cables and removal of 3 radios on the existing wireless facility located at the Dublin Scioto High School within the NE Quad Planned Unit Development, located on the north side of Hard Road at the intersection of Emerald Parkway. She said this is a request for a review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Yakumithis said the equipment on the existing 150-foot field light pole in Dublin Scioto High School's football stadium was to be replaced and a high capacity hybrid cable installed. She confirmed that no changes would be made to the equipment on the ground.

Ms. Yakumithis said approval is recommended with one condition:

- 1) That any associated cables or other wiring should be trimmed to fit closely to the panels and shall be neutral in color or match the supporting structure.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of a wireless communications facility.

CASE REVIEW

**2. BSD SRN — Bridge Park East, Blocks B & C Riverside Drive and Dale Drive
16-030MPR Minor Project Review**

Lori Burchett said this is a request for a modification to revise open space and building materials for a previously approved Site Plan for a new 8.2-acre, mixed-use development east of Riverside Drive, ±430 feet north of the intersection with West Bridge Street and south of the intersection with (future) Bridge Park Avenue. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.066.



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

OCTOBER 1, 2015

The Administrative Review Team made the following determination at this meeting:

**1. Verizon Wireless Co-Location – Dublin Scioto High School 4000 Hard Road
15-088ARTW Administrative Review – Wireless**

Proposal: Installation of 12 antennas, 12 RRUs, 3 OVPs, 3 hybrid cables, and 12 coax cables on an existing field light pole as well as a 300-square-foot ground shelter to hold a generator at the Dublin Scioto High School.

Request: Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Applicant: Bryan Brawner, Crown Castle.

Planning Contact: Marie Downie, Planner I; (614) 410-4679, mdownie@dublin.oh.us

REQUEST #1: Approval of this request for the following Administrative Departure:

1. Fence Design – Black paint or black plastic or vinyl coating required, no paint or coating proposed.

Determination: The Administrative Departure was approved.

REQUEST #2: Approval of this request for a wireless communications facility with four conditions:

- 1) That any associated cables or other wiring are trimmed to fit closely to the panels;
- 2) That all equipment be neutral in color;
- 3) That proposed fencing be revised to meet the Code requirements, subject to Planning approval prior to permitting unless otherwise waived as part of this action; and
- 4) That a landscape plan, including evergreen screening of the entire compound to meet the requirements of the Zoning Code, is submitted subject to Planning approval prior to permitting.

Determination: This application was approved. This approval shall be valid for a period of one year from the date of approval in accordance with Code Section 99.06(A)(5).

STAFF CERTIFICATION

Vincent A. Papsidero, FAICP
Planning Director



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 1, 2015

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Alan Perkins, Fire Marshal; Jeff Tyler, Building Standards Director; Aaron Stanford, Senior Civil Engineer; and Laura Ball, Landscape Architect.

Other Staff: Marie Downie, Planner I; Tammy Noble, Senior Planner; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Claudia Husak, Planner II; Katie Dodaro, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Bryan Brawer, Crown Castle via conference phone (Case 1).

Vince Papsidero called the meeting to order at 2:04 pm. He asked if there were any amendments to the September 24, 2015, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

1. **Verizon Wireless Co-Location – Dublin Scioto High School** **4000 Hard Road**
15-088ARTW **Administrative Review – Wireless**

Marie Downie said this is a request for the installation of 12 antennas, 12 RRUs, 3 OVPs, 3 hybrid cables, and 12 coax cables on an existing field light pole as well as a 300-square-foot ground shelter to hold a generator at the Dublin Scioto High School. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie presented the two existing field poles on the site and pointed out that this application is for the northern pole. She said ground modifications were proposed to reinforce the tower foundation to support the new loads, which include new anchor rods and concrete beam micro piles. She said the existing chain link fence will be extended to enclose the proposed shelter that will house the generator. She noted the proposed barbed wire will need to be removed as it is not permitted by Code. She stated screening is required to be one foot higher than the structure it is intended to screen, which in this case can be accomplished with evergreen plant materials. She explained that Code permits chain link fencing to be a maximum height of six feet so the proposed fencing will be required to be revised to meet the Code. She said that since the screening needs to be increased in height by one foot, the applicant will need to submit a landscape plan.

Ms. Downie said approval is recommended for the following Administrative Departure:

1. Fence Design – Black paint or black plastic or vinyl coating required, no paint or coating proposed.

Ms. Downie said approval is recommended for a wireless communications facility with four conditions:

- 1) That any associated cables or other wiring are trimmed to fit closely to the panels;
- 2) That all equipment be neutral in color;
- 3) That proposed fencing be revised to meet the Code requirements, subject to Planning approval prior to permitting unless otherwise waived as part of this action; and

- 4) That a landscape plan, including evergreen screening of the entire compound to meet the requirements of the Zoning Code, is submitted subject to Planning approval prior to permitting.

Ms. Downie asked the applicant if he was in agreement with the Administrative Departure and four conditions of approval. Bryan Brawner agreed to the conditions, but inquired about the new expanded area that is being leased from Dublin City Schools. He asked how to proceed if the school does not allow the landscaping at the required height.

Ms. Downie said the evergreen screening has three years to get to the full height per Code.

Tim Hosterman pointed out that the second antenna on this property houses the police network and the base building belongs to them. He said they are following up with Verizon to confirm that there will be no interference.

Jeff Tyler asked if the landscaping requirement and screening requirement could be met separately. Ms. Downie answered affirmatively.

Mr. Tyler recommended the condition remain as written. He said if Dublin School cannot support the landscaping, the application will need to be brought back to the ART for further review.

Mr. Brawner said he would contact the school and work on supplying a landscape plan.

Vince Papsidero asked if there were any further comments. [There were none.] He confirmed the ART's approval of this Minor Project Review.

**2: BSD-C – Embassy Suites Hotel – Sign
15-094MPR**

**5100 Upper Metro Place
Minor Project Review**

~~Tammy Noble said this is a request for replacement of an existing ground sign for the Embassy Suites Hotel on the north side of Upper Metro Place, approximately 350 feet west of the intersection with Frantz Road. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).~~

~~Ms. Noble stated the proposal is for the installation of a new cabinet and sign face to the existing 46-square-foot monument sign. She said the proposed sign design includes changing the existing beige background to a gray background and revised text, but the logo will remain the same. She said that of all the existing signs on the site, this location was the most visible and indicated the potential for future proposals.~~

~~Ms. Noble said she will review the required landscaping with the applicant. She said the application meets the requirements of the Code for location, size, height, color, and number of signs as well as the previously approved variances.~~

~~Ms. Noble said approval is recommended for the Minor Project Review with no conditions.~~

~~Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Minor Project Review.~~



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

MAY 14, 2015

The Administrative Review Team made the following determination at this meeting:

- 1. AT&T Co-Location – Dublin Scioto High School 4000 Hard Road
15-035ARTW Administrative Review - Wireless**

Proposal: To remove and replace three panel antennas and relocate three existing antennas on an existing antenna array on a field light pole at the Dublin Coffman high school. No ground modifications are proposed. The site is on the north side of Hard Road west of the intersection with Emerald Parkway.

Request: Review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Applicant: Tracy Crittendon, Crown Castle.

Planning Contact: Rachel S. Ray, AICP, Planner II; (614) 410-4656, rray@dublin.oh.us

Contact Information: (614) 410-4656, rray@dublin.oh.us

REQUEST: Approval of this request for a wireless communications facility with the following condition:

- 1) That any associated cables or other wiring are trimmed to fit closely to the panels.

Determination: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code Sections 153.065(H) and 153.066(G).

STAFF CERTIFICATION


Steve Langworthy, Planning Director



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MAY 14, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Fred Hahn, Director of Parks and Open Space; Mathew Earman, Director of Parks and Recreation; Alan Perkins, Fire Marshal; Colleen Gilger, Director of Economic Development; and Aaron Stanford, Civil Engineer II.

Other Staff: Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Tammy Noble-Flading, Senior Planner; Marie Downie, Planner I; Laura Ball, Landscape Architect; Katie Dodaro, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Mike Hennon, UAS (Case 2); Paul Gangloff, Jr., Riverside Electric (Case 3); and Eric Hilty, Hilty Sign; Paul Rockwell, Mike Porreca, and Abbey Ward, Average Joe's Pub & Grill (Case 5).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the May 7, 2015, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

1. **AT&T Co-Location – Dublin Scioto High School** **4000 Hard Road**
15-035ARTW **Administrative Review - Wireless**

Rachel Ray said this is a request to remove and replace three panel antennas and relocate three existing antennas on an existing antenna array on a field light pole at the Dublin Coffman high school. She noted no ground modifications are proposed. She said the site is on the north side of Hard Road west of the intersection with Emerald Parkway. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Ray said the applicant would not be present.

Ms. Ray said the applicant is proposing to remove the existing 11-foot-wide antenna array at the top of the field light pole at the Dublin Scioto High School football stadium and install a new 12.5-foot wide antenna array. She said the existing wireless antenna array contains nine antenna panels. She explained that six of the existing antennas will be relocated onto the new wireless array, three will be replaced, and three new antenna panels will be installed, for a total of 12 antenna panels on the wireless array. She added the applicant is also proposing to install six new remote radio head units. She said the antenna panels range from six to eight feet tall, and will be replaced with similarly sized antenna panels. She stated that all of the panels will be installed approximately 153 feet above grade as measured to the top of the proposed antenna panels, which is consistent with the height of the existing antenna panels (which are at 154 feet above grade). She said new coax cables will be installed and routed internally through the existing field light pole.

Ms. Ray said approval is recommended for a temporary wireless communications facility with the following condition:

- 1) That any associated cables or other wiring are trimmed to fit closely to the panels.

Ms. Ray reported the applicant agreed to the condition prior to the meeting.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval for this wireless communications facility with one condition.

**2. Verizon Wireless – Dublin Coffman High School – Field Light Pole – 6780 Coffman Road
15-031ARTW Administrative Review – Wireless**

~~Rachel Ray said this is a request to install a new 150-foot field light pole designed to accommodate wireless antenna arrays, and associated ground equipment at the Dublin Coffman High School. She said the site is on the east side of Coffman Road at the intersection with Emerald Parkway. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.~~

~~Ms. Ray presented slides showing the site and pointed out Dublin Coffman High School, the stadium, and the existing light poles.~~

~~Ms. Ray stated the proposed field light pole will be sited southwest of the existing football field, north of the tennis courts, approximately 20 feet west of the existing light pole location. She explained the field light pole will include a light fixture relocated from the existing field light pole, and the color and design of the new pole will match the existing brown poles. She added the proposed field light pole is 140 feet in height or 150 feet to the top of the lightning rod, which is consistent with the height of the existing field light poles that can range in height up to approximately 150 feet. She said the top of the tower will house an antenna array consisting of 12 panel antennas (four on each of the three sectors), six OVP boxes, and 12 remote radio heads.~~

~~Ms. Ray said eight evergreen trees will be planted at the base of the field light pole with a shroud to protect the coax cable wiring that connects to an underground pullbox at the base of the tower.~~

~~Ms. Ray explained the coax antenna cables will be routed on the inside of the field light pole and will be connected underground to the equipment shelter located approximately 200 feet northwest of the field light pole, on the south side of the existing athletics building. She added two pullboxes will be installed underground along the 200-foot span, with a secure access cover at ground level.~~

~~Ms. Ray said the prefabricated shelter and associated ground equipment (pullbox, ice bridge, utility service) will be contained within a 20.5-foot by 41.17-foot (843-square-foot) enclosure screened by an 8.8-foot tall brick wall to match the existing brick building. To accommodate the enclosure, she said three, four-inch trees will be removed from the area.~~

~~Ms. Ray stated a fiber optic cable line will be installed underground to the north of the equipment shelter, connecting to a new transformer installed on the north side of the existing athletics building in an existing equipment compound. She explained the coax antenna cable will be buried underground, and a gas line and catchbasin will need to be relocated. She indicated the details of the utility improvements will be reviewed through the building permitting process.~~

~~Ms. Ray concluded the wireless communication facility complies with Chapter 99 requirements for design, color/finish, compatibility, lighting, setback, screening, and maximum height.~~

~~Mr. Hennon, UAS, confirmed the light pole comes in a standard brown, which matches the others.~~

~~Fred Hahn asked if the coloring of the pole is expected to bleed over time and how the base of the pole would be landscaped.~~