



MEETING MINUTES

Administrative Review Team

Thursday, April 14, 2022 | 2:00 pm

Department of Development Building at 5200 Emerald Parkway

CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:02 pm.

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Brad Fagrell, Building Standards Director; Jenna Goehring, Economic Development Administrator; Michael Hendershot, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect Manager; and William Morris, Police Department.

Staff Members present: Zachary Hounshell, Planner I; Kendel Blake, Management Analyst; and Laurie Wright, Administrative Assistant II.

Applicants present: (Case 1) Shawn Wilson and Adam Powell, SBA Network Services; and (Case 2) Emily Wieringa, VanTrust Real Estate.

APPROVAL OF MINUTES

Ms. Rauch made a motion and Mr. Hendershot seconded to approve the minutes from February 10 and March 10, 2022, meetings.

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

[Approved 6 – 0]

INTRODUCTION/DETERMINATION

1. T-Mobile Wireless Co-Location, 22-038ARTW, Coffman High School at 6790 Coffman Road

Installation of a new antenna and ground equipment at an existing wireless tower, west of the football field at the High School. The 72.59-acre site is zoned Rural District and located northeast of the intersection of Coffman Road with Emerald Parkway.

Staff Presentation

Mr. Hounshell presented aerial views of the site, which is Dublin Coffman High School campus. The 73-acre site contains a ±288,000-square-foot high school as well as athletic fields. The tower is ±600 feet from Coffman Road and adjacent to the Dublin Coffman Stadium stands. The existing wireless co-location/light pole stands 159 feet above grade and is enclosed by a 12-foot tall concrete masonry unit (CMU) screening wall surrounded with mature evergreen landscaping.

On August 12, 2021, the ART approved an application for a different applicant/company with a condition "That the applicant work with Staff to verify the height of the existing gate enclosure and that the gate will properly screen the ground equipment as set forth in the requirements of Chapter 99." Staff is working with Code

Enforcement and the prior applicant to resolve the alterations to the enclosure gate, which does not align with the prior condition of approval to replace/install a 12-foot high gate. The prior applicant just added 6 feet of material on top of the original six-foot high gate.

The applicant proposed a new antenna mount and associated antenna equipment on the existing 159-foot field light pole. The proposal includes six new panel antennas, six RRUs, two breakout pendants, one Valmont platform mount with handrails, and hybrid cables connecting the antenna to the ground equipment via an 11-foot tall ice bridge. The proposed antenna equipment is to be mounted 146 feet above grade, measured from the centerline of the antenna mount. The height of wireless communications facility towers in non-residential zoning districts is limited to a maximum of 120 feet. However, due to the existing conditions of the field light pole, the 120-foot height requirement will not be required to be met, as the field light pole was approved in 2015 to match the other field light poles located at Dublin Coffman High School. Chapter 99 states towers, antennas, other wireless communications facility support structures, and supporting electrical and mechanical equipment, shall either maintain a non-contrasting gray or similar color or have a galvanized steel finish. Planning Staff is recommending that the devices and supporting electrical and mechanical equipment be a neutral color that is identical to, or closely compatible with, the color of the supporting structure. Additionally, any associated cable or other wiring should be trimmed to fit closely to the structure.

The applicant proposed the installation of new ground equipment and conduit system that included electrical and mechanical equipment that will be 5-feet tall, mounted on a 6-inch raised concrete pad located north of the existing field light pole. The ice bridge connects the ground equipment and the monopole. Chapter 99 requires screening of wireless communications facilities to be at least one foot higher than the structure(s) it is intended to screen, without exceeding 12 feet in height. This facility meets the screening requirements and the conditions of approval are typical for ART wireless cases.

Approval of the Wireless Communication Facility is recommended with two conditions:

- 1) That the devices and supporting electrical and mechanical equipment shall maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure; and
- 2) That any associated cables or other wiring be trimmed to fit closely to the structure.

Applicant Presentation

Shawn Wilson, SBA Network Services, 507 Main Street, Ste.204, Zanesville, OH 43701, did not have anything to add but would address any questions or concerns.

Questions for Staff and the Applicant

Mr. Fagrell – Asked if the gate on the enclosure was supposed to be solid.

Mr. Hounshell – A condition of approval for the prior applicant was to replace the 6-foot gate with a 12-foot high gate to properly screen the ground equipment.

Adam Powell, SBA Network Services, 507 Main Street, Ste.204, Zanesville, OH 43701, said there should be two solid 12-foot high gates that join in the middle.

Team members' discussion

No discussion was needed.



Ms. Rauch moved, Mr. Hendershot seconded, to approve the Wireless Communication Facility with two conditions:

- 1) That the devices and supporting electrical and mechanical equipment shall maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure; and
- 2) That any associated cables or other wiring be trimmed to fit closely to the structure.

Votes: Ms. Goehring, yes; Corporal Morris, yes; Mr. Fagrell, yes; Mr. Hendershot, yes; Mr. Krawetzki, yes; and Ms. Rauch, yes.
[Approved 6 – 0]

DETERMINATION

2. 6777 Crosby Court, 22-013WID-DP, Development Plan

Modifications to a previously approved Development Plan to accommodate temporary construction activities associated with development of $\pm 140,000$ -square-foot, flex/industrial building located within the West Innovation District. The 9.34-acre site is zoned ID-3, Research Assembly District and is located southwest of the intersection of Crosby Court with Dublin Plain City Road.

Staff Presentation

Mr. Hounshell - A presentation was not needed as only a couple of submitted materials were to be discussed. This parcel is currently owned by the City and is being transferred to VanTrust Real Estate. The applicant requested to temporarily stockpile soil material from Phase II of the University Boulevard Extension project.

Due to the current site grades and elevation requirements, the development of the site requires significant soil imports. The applicant proposed to temporarily stockpile of $\pm 7,000$ cubic yards of soil that is anticipated to be ± 10 feet in height and will be used during construction of this project. The soil is being sourced from Phase II of the University Boulevard improvements and will be in place from July 2022 to October 2022. The site plan showed the soil is intended to be stored in the northwest quadrant of the site, surrounded by a silt fence. The applicant proposed to first strip the topsoil from the location where the pile will be placed on the site and will re-use the topsoil to round off the pile, once construction of this project is completed.

The temporary construction entrance is proposed to be located ± 250 feet south of the intersection of Houchard Road with Dublin-Plain City Road. Houchard Road is a public right-of-way owned and maintained by Franklin County. Engineering Staff recommended the construction entrance be shifted further south to the satisfaction of the City Engineer and Franklin County. Upon completion of construction on the site, and within 30 days of the Conditional Occupancy issuance, the temporary construction entrance should be removed and the site restored.

Applicant Presentation

Emily Wieringa, VanTrust Real Estate 950 Goodale Blvd., Ste. 100, Columbus, OH 43212, confirmed this was structural soil being pulled from another site and not top soil that was mentioned in the letter requesting this proposal. She had nothing further to add.

Mr. Hounshell - Approval is recommended for modifications to the previously approved Development Plan



with 7 conditions:

- 1) That the applicant obtains a site permit through Building Standards, which includes but is not limited to: erosion and sedimentation control plans, notes, and details, grading plan demonstrating positive drainage conveyance, details regarding the stockpile storage size, duration, and materials, and engineered construction details for the temporary construction entrance, to the satisfaction of the City Engineer;
- 2) That the applicant provides erosion and sedimentation control for the site, including provisions to eliminate the tracking of sediment on public streets, to the satisfaction of the City Engineer;
- 3) That the applicant shifts the construction entrance further south along the site frontage on Houchard Road to the satisfaction of the City Engineer and Franklin County;
- 4) That the applicant acquires any necessary approvals/permits from Franklin County for any work within their jurisdiction along Houchard Road;
- 5) That the applicant appropriately manages the site to the satisfaction of the City Engineer;
- 6) That within 30 days of issuance of Conditional Occupancy, the temporary construction entrance be removed and the site be restored, subject to the satisfaction of the City Engineer and Franklin County; and
- 7) That in no case the imported soil continue to be stockpiled on the site in situ beyond October 2022.

Team members' discussion

Mr. Hendershot – The first condition was changed since the Staff Report/Memo was published per the timing component to this project. The applicant will need to work directly with the Engineering Division, no later than commencement of the dirt stockpile work on: a grading plan; erosion and sedimentation control; the stockpile storage details; and the temporary construction entrance.

Mr. Krawetzki – Asked if the restoration of Houchard Road was part of this issue.

Mr. Hendershot – The Houchard Road right-of-way is in Franklin County, therefore the applicant will need to abide by Franklin County's requirements. This is the third condition of approval.

Ms. Wieringa – Asked if the current field tile placement was the construction entrance to be used.

Mr. Hendershot – Another track of field tile will need to be added further south for the temporary construction entrance.

Ms. Rauch made a motion and Mr. Hendershot seconded, to approve the Development Plan with 7 conditions, as amended:

- 1) That the applicant obtains approval from the City of Dublin Division of Engineering, which includes but is not limited to: erosion and sedimentation control plans, notes, and details, grading plan demonstrating positive drainage conveyance, details regarding the stockpile storage size, duration, and materials, and engineered construction details for the temporary construction entrance, in accordance with Chapter 53 of the City of Dublin Code of Ordinances, to the satisfaction of the City Engineer, no later than commencement of dirt stockpile work.
- 2) That the applicant provides erosion and sedimentation control for the site, including provisions to eliminate the tracking of sediment on public streets, to the satisfaction of the City Engineer;



- 3) That the applicant shifts the construction entrance further south along the site frontage on Houchard Road to the satisfaction of the City Engineer and Franklin County;
- 4) That the applicant acquires any necessary approvals/permits from Franklin County for any work within their jurisdiction along Houchard Road;
- 5) That the applicant appropriately manages the site to the satisfaction of the City Engineer;
- 6) That within 30 days of issuance of Conditional Occupancy, the temporary construction entrance be removed and the site be restored, subject to the satisfaction of the City Engineer and Franklin County; and
- 7) That in no case the imported soil continue to be stockpiled on the site in situ beyond October 2022.

Votes: Corporal Morris, yes; Ms. Goehring, yes; Mr. Krawetzki, yes; Mr. Fagrell, yes; Mr. Hendershot, yes; and Ms. Rauch, yes.
[Approved 6 – 0]

ADJOURNMENT

Ms. Rauch asked if there were any other comments or questions (Hearing None); she added there were no communications, either. She adjourned the meeting at 2:15 pm.

