



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, August 12, 2021

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

**3. Dish Wireless Co-Location at 6780 Coffman Road  
21-124ARTW** **Administrative Review – Wireless**

Proposal: Installation of new antennas on an existing, tapered monopole tower, and installation of ground equipment inside an existing fenced area. The 72.59-acre site is zoned Rural District.

Location: Northeast of the intersection of Coffman Road with Emerald Parkway.

Request: Review and approval of a Wireless Communications Facility request under the provisions of Chapter 99 of the Code of Ordinances.

Applicant: Rodney Lafferty, SBA Network Services

Planning Contacts: Nicole Hall, Planning Assistant; and Zachary Hounshell, Planner I

Contact Information: 614.410.4675, nhall@dublin.oh.us; and 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/art/21-124

**Request:** Approval for the proposed wireless communications facility with three conditions as amended:

- 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;
- 2) That any associated cables or other wiring be trimmed to fit closely to the structure; and
- 3) That the applicant work with Staff to verify the height of the existing gate enclosure and that the gate properly screens the proposed ground equipment as set forth in the requirements of Chapter 99.

**Determination:** This wireless communications facility was approved (6 – 0). 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).

**RECORDED VOTES:**

Jennifer Rauch	Absent
Brad Fagrell	Yes
Colleen Gilger	Yes
Shawn Krawetzki	Yes
Michael Hendershot	Yes
William Morris	Yes
Mr. Hamilton	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Brad Fagrell*

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Brad Fagrell  
Director of Building Standards



## Public Comments

~~No public comments were received on this case.~~

~~Mr. Fagrell requested a motion for the approval of the wireless communications facility. Mr. Hendershot made a motion and Ms. Gilger seconded, to approve the wireless communications facility.~~

~~**Votes:** Mr. Fagrell, yes; Mr. Krawetzki, yes; Corporal Morris, yes; Mr. Hamilton, yes; Ms. Gilger, yes; and Mr. Hendershot, yes.~~

~~[Wireless communications facility was approved 6 – 0.]~~

### 3. Dish Wireless Co-Location at 6780 Coffman Road, 21-124ARTW, Administrative Review - Wireless

Installation of new antennas on an existing, tapered monopole tower, and installation of ground equipment inside an existing fenced area. The 72.59-acre site is zoned Rural District and is located northeast of the intersection of Coffman Road with Emerald Parkway.

#### Staff Presentation

Ms. Hall presented an aerial view of the site and noted the modifications are for an existing field light pole located at Dublin Coffman High School [shown.] The fully-developed site contains ±288,000-square-foot high school facility. There are various sport fields located in the northwest portion of the site, and the southern edge along Emerald Parkway.

The applicant proposed a new antenna mount and associated antenna equipment on the existing field pole light, which includes three new panel antennas, six RRUs, one over voltage protection device, and hybrid cables connecting the antenna to the ground equipment. Antenna equipment is to be mounted 156 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. 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 recommended that all equipment maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure. 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, which includes electrical and mechanical equipment that will be mounted to a 7-foot by 5-foot raised platform. The ground equipment is to be located north of the existing field light pole, ±6 feet south of the northern boundary of the compound. A new, ±10-foot-tall ice bridge was also proposed.

Chapter 99 of the Code of Ordinances 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. This compound is enclosed by an approximately 12-foot tall CMU screening wall, and has additional mature evergreen landscaping surrounding the compound. This application was also reviewed against the Wireless Communications Facilities Review Analysis.



Ms. Hall stated approval is recommended for the proposed wireless communications 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.

### Team Member's Discussion

Mr. Fagrell said if the existing tower is 150 feet above grade as noted in the Planning Report, how the proposed additional antennas can be mounted at 156 feet (6 feet above the pole).

Rodney Lafferty, SBA Network Services, verified the pole is 159 feet above grade and the Dish Wireless antenna equipment will be installed at 156 feet. The Verizon Wireless antenna will remain untouched.

Mr. Fagrell thought the drawings were not visually accurate. It was determined there was a lightning rod at the top adding to the height.

Mr. Krawetzki inquired about the location of the stadium lights.

Mr. Lafferty answered there are four sections of lights (one at 131 feet, 134 feet, 136 feet, and 139 feet) above grade.

Mr. Hendershot asked if the height of the pole met the Code requirements.

Ms. Martin answered the height meets the existing Code requirements and clarified this is not a monopole but rather a stealth structure so there is flexibility for the equipment to exceed 150 feet.

Mr. Hendershot confirmed the applicant was not adding impervious surface area.

Ms. Gilger noted the gate at the front of the enclosure differs from the rest of the 12-foot screening that appears to be brick and stone.

Mr. Lafferty clarified the gate is a slotted wood fence and not the same height as the screening walls.

Mr. Hounshell stated there is a large row of tall evergreen trees that prevent visibility of the wireless communications facility; the applicant is not required to change the height of the gate.

Mr. Hounshell asked for the exact height of the gate.

Mr. Lafferty said he will provide that information.

Ms. Martin suggested a condition of approval be added that the applicant will continue to work with Staff to verify the height of the gate and that any future ground equipment must meet Code.

- 3) That the applicant work with Staff to verify the height of the existing gate enclosure and that the gate properly screens the proposed ground equipment as set forth in the requirement of Chapter 99.

### Public Comments

No public comments were received on this case.

Mr. Fagrell requested a motion for the approval of the wireless communications facility. Mr. Hendershot made a motion and Mr. Hamilton seconded, to approve the wireless communications facility with three conditions.

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

[Wireless communications facility was approved 6 – 0.]





# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, March 16, 2017

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

**3. Verizon Wireless – Co-Location – Dublin Coffman High School 6788 Coffman Road  
17-018ARTW Administrative Review - Wireless**

Proposal: Replacement of three remote radio heads and installation of a new diplexer on an existing tower at an elevation of 140 feet. The site is located on a 73-acres parcel northeast of the intersection of Coffman Road and Emerald Parkway.

Request: Review and approval of a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Applicant: Melissa Brofford, Chaille Tower Consultants

Planning Contact: Logan Stang, Planner I; (614) 410-4652, lstang@dublin.oh.us

**REQUEST:** Approval of this request for a Wireless Communication Facility with two conditions:

- 1) That the antennas and supporting electrical and mechanical equipment shall either maintain a non-contrasting gray or similar color or have galvanized steel finish; and
- 2) That any associated cables or other wiring are trimmed to fit closely to the 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

  
Jennifer M. Rauch, AICP  
Planning Manager



The applicant agreed to the conditions.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the Architectural Review Board for their meeting on March 22, 2017.

**2. BSD SCN – Bob Evans Restaurant - Shed  
17-011MPR**

**3830 Tuller Road  
Minor Project Review**

Nichole Martin said this is a request for the construction of a 150-square-foot shed to store non-perishable catering items. She said the site is on the east side of Tuller Road, approximately 325 feet north of the intersection with Dublin Center Drive. She said this is a request for a review and approval of a Minor Project Review under the provisions of Zoning Code §153.065 and §153.066.

Ms. Martin presented an aerial view of the site. She reported the applicant revised the materials. The shed is proposed to be visually and architecturally integrated with the primary structure, as a lean-to style structure with access from an existing concrete walk to the north. She described the shed to be constructed of fiber cement panels with batten strips painted to match the primary structure with dimensional shingles to match as well. She said five shrubs and associated ground covering are proposed to be removed to accommodate the new structure and replaced with five new Reed Grass plants on the west side of the new accessory structure to soften its appearance. She said the proposed shed is consistent with the Zoning Code requirements with regard to size, height, and design and is appropriately located adjacent to the existing structure and maintains all existing pedestrian, cyclist, and vehicular circulation.

After a brief discussion about landscaping, Shawn Krawetzki suggested the applicant add more Reed Grass plants on the north and south elevations to provide more screening of the exposed structure.

Ms. Martin said approval is recommended for a Minor Project Review with two conditions:

- 1) That the applicant update the plans to reflect the structure color is a Benjamin Moore 1210, Ten Gallon Hat; and
- 2) That the applicant provide an adequate number of Reed Grass plants to screen the west and south elevations of the structure to be updated on the plans prior to issuance of a Certificate of Zoning Plan Approval and confirmed in the field by the City's Landscape Inspector.

Applicant agreed with the conditions as written.

Jennifer Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's approval of the Minor Project Review.

**2. Verizon Wireless – Co-Location – Dublin Coffman High School 6788 Coffman Road  
17-018ARTW Administrative Review - Wireless**

Logan Stang said this is a request for the replacement of three remote radio heads and installation of a new diplexer on an existing tower at an elevation of 140 feet. He said the site is located on a 73-acre parcel northeast of the intersection of Coffman Road and Emerald Parkway. He said this is a request for a review and approval of a Wireless Communication Facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Mr. Stang presented an aerial view of the site. He explained the height would remain the same as the applicant is utilizing the existing tower and equipment.

Mr. Stang said approval is recommended for a Wireless Communication Facility with two conditions:

- 1) That the antennas and supporting electrical and mechanical equipment shall either maintain a non-contrasting gray or similar color or have galvanized steel finish; and
- 2) That any associated cables or other wiring are trimmed to fit closely to the structure.

Jennifer Rauch asked if there were any questions or concerns regarding this application. [There were none.] She confirmed the ART's approval of the Wireless Communication Facility.

#### **ADJOURNMENT**

Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 2:19 pm.



**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**MAY 14, 2015**

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

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

**Proposal:** 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. The site is on the east side of Coffman Road at 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:** Mike Hennon, UAS

**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 two conditions:

- 1) That any associated cables or other wiring are trimmed to fit closely to the panels; and
- 2) That all disturbed landscape or turf areas are smooth graded and returned to their original condition prior to final inspection.

**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

#### 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.

Ms. Ray said mulch was the recommended material for the base of the light pole so any brown staining would not be noticeable.

Steve Langworthy asked about the pavement and turf areas. Mr. Hennon said that where the applicant will need to dig under the pavement, the pavement will be replaced. He explained the fiber optic cable will be buried in a trench that leads out to Coffman Road.

Mr. Hahn confirmed just the brick wall of the new compound would be visible from ground level, and that the equipment would not be visible. Ms. Ray stated that was correct.

Ms. Ray noted there will be two pull boxes installed underground between the equipment compound and the field light pole. Mr. Hennon said these would be accessible via access covers that will be flush to the ground.

Mr. Langworthy confirmed that a lot of detail needs to be worked out with building permitting. He inquired if the evergreens would be disturbed.

Mr. Hennon stated the Dublin City Schools representative and the engineers specified installation with directional boring for the least amount of damage to tree roots.

Mr. Hahn noted that it might be easier and less expensive to directional bore the entire length of the underground installation, rather than just through the evergreen trees.

Ms. Ray reiterated that this new equipment is to replace the existing Cellular on Wheels (COW) southeast of the ball fields.

Mr. Hennon added that once the new equipment is functional, the COW will be removed. He said the goal is to have this accomplished by July/August 2015, before the high school football season begins.

Ms. Ray said approval is recommended for a wireless communications facility with two conditions:

- 1) That any associated cables or other wiring are trimmed to fit closely to the panels; and
- 2) That all disturbed landscape or turf areas are smooth graded and returned to their original condition prior to final inspection.

Mr. Hennon agreed to both conditions.

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



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**ADMINISTRATIVE REVIEW TEAM**

**RECORD OF DETERMINATION**

**OCTOBER 10, 2013**

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

**2. 13-102ARTW – Sprint Antenna Co-Location – Dublin Coffman High School – Field Light Pole – 6790 Coffman Road**

This is a request for Sprint to remove 6 antenna panels and install 3 new antenna panels and 6 remote radio units on an existing field light pole located on the east side of the Dublin Coffman High School football field. This request includes the removal of 3 equipment cabinets, addition of 2 new cabinets, and replacement of coaxial cable with 3 new fiber optic cables. The site is on the east side of Coffman Road at the intersection of Emerald Parkway. 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.

**Property Owner:** Dublin City Schools.

**Applicant:** Crown Castle, tower owner; represented by Sean Ryan, SureSite Consulting.

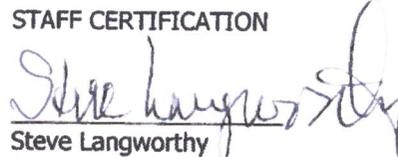
**Planning Contact:** Jordan Fromm, Planning Assistant, at [jfromm@dublin.oh.us](mailto:jfromm@dublin.oh.us) and Rachel Ray, AICP, Planner II at [r ray@dublin.oh.us](mailto:r ray@dublin.oh.us) or 614.410.4600

**DETERMINATION:** To approve of this application for wireless communications facility with four conditions:

1. That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible;
2. That any associated cables are trimmed to fit closely to the panels;
3. That the existing antenna panels and equipment cabinets be removed not more than six months from the date of final inspection; and
4. That the applicant covers any openings left from the removal of the existing cabinets and level and eliminate anything protruding on the abandoned pad area.

**RESULT:** This application was approved.

STAFF CERTIFICATION

  
Steve Langworthy  
Director of Planning

**2. 13-102ARTW – Sprint Antenna Co-Location – Dublin Coffman High School – Field Light Pole – 6790 Coffman Road**

Jordan Fromm said the site is located on the east side of Coffman Road at the intersection of Emerald Parkway. He said the applicant was unable to attend this meeting but was available by phone if the ART had any questions or concerns that needed to be addressed. He said this is a request for Sprint to remove 6 antenna panels and install 3 new antenna panels and 6 remote radio units on an existing field light pole located on the east side of the Dublin Coffman High School football field, this request also includes the removal of 3 equipment cabinets, addition of 2 new cabinets, and replacement of coaxial cable with 3 new fiber optic cables.

Mr. Fromm said the proposed wireless antennas are designed to be as unobtrusive as possible, with the condition that the existing antenna panels and equipment cabinets be removed within six months following the installation of the new antenna panels and that the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible on the existing field light pole, and that any associated jumper cables or other wiring be trimmed to fit closely to the antenna panels.

Mr. Fromm said the recommendation is approval of this application for wireless communications facility with four conditions:

3. That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible;
4. That any associated cables are trimmed to fit closely to the panels;
5. That the existing antenna panels and equipment cabinets be removed not more than six months from the date of final inspection; and
6. That the applicant covers any openings left from the removal of the existing cabinets and level and eliminate anything protruding on the abandoned pad area.

Mr. Langworthy said these are the standard conditions used for all wireless facilities.

Mr. Langworthy asked if the Administrative Review Team members had any further questions or comments regarding this proposal. [There were none.] He confirmed the Administrative Review Team approved this application with the four conditions.

Mr. Marshall said to let the applicant know that the permit process would be handled through the Certificate of Zoning Approval and possibly an electrical permit through Building Standards.

## **Introductions**

### **2. 13-102ARTW – Sprint Antenna Co-Location – Dublin Coffman High School – Field Light Pole – 6790 Coffman Road**

Jordan Fromm said this is a request for Sprint to remove 6 antenna panels and install 3 new antenna panels and 6 remote radio units on an existing field light pole located on the east side of the Dublin Coffman High School football field, this request also includes the removal of 3 equipment cabinets, addition of 2 new cabinets, and replacement of coaxial cable with 3 new fiber optic cables. He said the site is located on the east side of Coffman Road at the intersection of Emerald Parkway. He said a decision by the Administrative Review Team is required by December 22, 2013.

Rachel Ray said this is school property and if Sprint is planning to remove the cabinets they will be required to restore the pad and the remove old cabinets within six months of installation.

Mr. Gunderman confirmed that there were no further questions regarding this application at this time. He stated that this application would be determined by the ART at their next meeting on October 10, 2013.