



MEETING MINUTES

Administrative Review Team

Thursday, June 9, 2022 | 2:00 pm

Development Building, Large Conference Room
5200 Emerald Parkway, Dublin, OH 43017

CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:05 pm.

ROLL CALL

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

Staff Members present: Christopher Will, Planner II; Taylor Mullinax, Planner I; and Laurie Wright, Administrative Assistant II.

Applicants present: Ryan Stigile, Nuvo Church; and Oliver Holtsberry, DaNite Signs

Ms. Rauch made a motion and Ms. Goehring seconded to approve the minutes from the May 12, 2022, meeting.

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

[The minutes were approved 5 – 0]

MINOR MODIFICATIONS

Ms. Rauch noted the following two modifications:

- 1. Kona Craft Kitchen** – Minor modifications to accommodate pergola support changes and fire pit material changes at an existing tenant space within Bridge Park.
- 2. VR Sandbox** – Minor modifications to storefronts to accommodate operable windows: along Longshore Street; fixed windows along Tuller Ridge Drive and Riverside Drive; and associated louvers.

INTRODUCTION/DETERMINATION

1. Nuvo Church - Sign at 4199 W. Dublin-Granville Road, 22-021MPR, Minor Project Review

Installation of ±15-square-foot ground sign. The 2.59-acre site is zoned Bridge Street District, Commercial and located southwest of the intersection of W. Dublin-Granville Road with Shamrock Boulevard.

Staff Presentation

Ms. Mullinax presented an aerial view of the site, which is surrounded by commercial properties to the north, east and west, and residential properties to the south. Oakland Nursery is the nearest adjacent property.

This proposal is for a new sign to replace the existing ground sign on the site of the former tenant, La Scala Restaurant.

In March of this year, the applicant received approval for their Conditional Use application to permit a Religious/Public Assembly Use for this site from the Planning and Zoning Commission. A condition of that approval states "that the existing abandoned and non-conforming ground sign is removed upon installing a new permanent sign for Nuvo Church." The site is legally non-conforming to the Bridge Street District Code and *Design Guidelines*, and therefore reverts to the Standard Zoning Code for signs. The proposed ground sign will utilize the same location of the existing ground sign in front of the building that is set back 8 feet from the public right-of-way and adjacent to Sharp Lane.

The new ground sign is proposed to be 15 square feet in size and 6 feet in height, which meets the maximum permitted size and height for Religious/Public Assembly Use ground signs. The sign will be aluminum containing raised (0.5-inch) dimensional polyvinyl chloride (PVC) lettering for the business name, with white vinyl lettering on the base for the property address. While the proposed ground sign is simple in its design, it is architecturally integrated with the existing building's canopy and awnings. The sign will be externally illuminated with brown aluminum light fixtures at ground level, shielded by the existing evergreen shrubs that are within a 3-foot apron of the monument sign with LED up-lighting to the sign above.

This application was reviewed against the Minor Project Review Criteria, which it met. Planning recommended approval of the ground sign with the following condition:

- 1) That the applicant apply for and successfully obtain approval Permanent Sign Permits through Building Standards prior to installation.

Applicant Presentation

Both Ryan Stigile, Nuvo Church and Oliver Holtsberry, DaNite Signs stated they had nothing to add but were available for any questions.

Questions for the Applicant

Mr. Krawetzki – Asked if the applicant planned to reuse the existing shrubs or to plant new when changing the sign. He was concerned about the current size of the shrubs blocking the address number on the new base of the sign.

Mr. Holtsberry – Plan to use the existing plants but will trim them back.

Mr. Krawetzki – The shrubs will continue to grow and if they are pruned too low, they will die.

Ms. Rauch – At that point, the shrubs would need to be replaced. She asked if integrating the address into the upper sign could be considered.

Ms. Mullinax – If the address appears it may not be completely visible due to the landscaping, the applicant can work with Building Standards to integrate the address into the upper sign section.

Mr. Hendershot – He requested the applicant demonstrate on the sign plan for Building Standards that the existing water and gas service, which is in close proximity to the sign, is not in conflict.

Ms. Rauch – She inquired about the conversations between Staff and the applicant on the base selection.

Ms. Mullinax – The applicant and Staff discussed different sign designs and arrived at the proposed design as it matched the architecture and complied with Standard Code.



Team Members' Discussion

No further discussion needed.

Ms. Rauch motioned, Ms. Goehring seconded, to approve the Minor Project for a new ground sign with the following condition:

- 1) That the applicant apply for and successfully obtain a Permanent Sign Permit through Building Standards prior to installation of the sign.

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

The Minor Project was approved 5 – 0.

ADJOURNMENT

Ms. Rauch asked if there were any other comments or questions. Hearing none she adjourned the meeting at 2:23 pm.

