



MEETING MINUTES

Administrative Review Team

Thursday, September 8, 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 2:03 pm.

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Brad Fagrell, Director of Building Standards; Jennifer Klus, Economic Development Director; Heidi Rose, Civil Engineer II; Shawn Krawetzki, Landscape Architect Manager; and Jake Stoll, Sergeant of the Police Department.

Staff Members present: Christopher Will, Planner II; Nicholas Eastham, Planning Assistant; and Laurie Wright, Administrative Assistant II.

Applicants present: Bruce Culver, Steward's Drafting + Design LLC

Ms. Rauch made a motion and Mr. Krawetzki seconded to approve the minutes from the June 9, 2022, meeting.

Votes: Mr. Fagrell, yes; Ms. Klus, yes; Ms. Rose, yes; Sergeant Stoll, yes; Mr. Krawetzki, yes; and Ms. Rauch, yes.

[The minutes were approved 6 – 0]

MINOR MODIFICATIONS

Ms. Rauch noted the following six modifications:

1. **Nuvo Church** – Minor modifications to the ground sign face, previously approved by the ART, to allow the address to be more visible for building identification purposes.
2. **Soccer First** – Minor modifications to an existing site to accommodate new ground-mounted HVAC mechanical equipment.
3. **Towns on the Parkway** – Minor modifications to allow a nine-foot, one-inch building separation deviation between buildings 2 and 3 within Block A where 10 feet is required, due to an error between civil and architectural plans at riser-room locations.
4. **North Market, Block D** – Minor modifications to the storefront include the removal of two pairs of wood doors at the north and south end of the tenant space and replaced with black aluminum, glass, storefront doors. The decorative rooster door handles will be repurposed and installed on the new doors.
5. **Crosby Court Building** – Minor modifications to permit two additional horizontal, prefinished composite aluminum panels to the east and west of the approved metal canopy structure on both entrance features.

6. **Towns on the Parkway** – Minor modifications to the front elevation façade of Unit 1 resulting in a 'flip' of the front door and bay window architectural features.

INTRODUCTION/DETERMINATION

1. **Dublin Bridal Sign at 4545 W. Dublin-Granville Road, 22-116MPR**

Installation of a new wall sign, gooseneck sign lighting, and replacement of storefront awnings with new fabric color for an existing 3,140-square-foot tenant space within the Shoppes at River Ridge. The site is zoned Bridge Street District, Scioto River Neighborhood and is located southeast of the roundabout at Riverside Drive and W. Dublin-Granville Road.

Staff Presentation

Mr. Eastham stated the Shoppes at River Ridge were built in 2007, prior to the Bridge Street District (BSD) Vision. The tenants within this shopping plaza primarily provide banking, retail, food, and personal services. The mixed-use Bridge Park development also zoned Bridge Street District, Scioto River Neighborhood is to the north of the site, with the businesses south of the site are zoned Community Commercial.

The standards of the Bridge Street District, Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. The intention of sign guidelines in this district are to enhance the physical appearance of the BSD zoning districts and the City as a whole by encouraging high quality, effective outdoor graphics for the purposes of navigation, information and identification. This intention includes to:

- Provide sign standards that allow fair competition while ensuring that signs used by individual businesses will contribute to the urban vitality, interest, and uniqueness of the Bridge Street District;
- Provide aesthetic standards that ensure adherence to the high level of design and construction quality expected by the community;
- Provide the public with a safe and effective means of locating businesses, services and points of interest using multiple modes of transportation;
- Provide standards for signs that are appropriately scaled to the pedestrian realm and designed to enliven the pedestrian experience; and
- Regulate signs in accordance with applicable federal and state laws.

Mr. Eastham presented an aerial view of the site and the existing tenant space within the Shoppes at River Ridge. The 23-square-foot wall sign and three new lights are proposed to be installed above the entrance. The sign will be 14 feet, 5 inches above grade. The three new awnings are to be installed over the windows - two of which are on either side of the entrance. The applicant has proposed four different fabric colors for the awning: Black, Slate, Smoke, or Charcoal Grey. The aluminum wall sign is being relocated from the Kroger Plaza and is two feet, three inches in height, ten feet in length, and incorporates two colors - iron-ore grey as the background with white text. The sign will be externally illuminated by gooseneck fixtures in a Satin Black finish and LED lights.



This application was reviewed against the Minor Project Review Criteria. Planning Staff recommends approval of the Minor Project with the following condition:

- 1) That the applicant work with Planning Staff to determine the final awning color to replace the existing awnings.

Applicant Presentation

Bruce Culver, Steward's Drafting + Design LLC, 3971 Hoover Road, Grove City, OH said the client is relocating and installing the sign presented on page 6 of Staff's printed presentation to the new location. He also brought fabric samples to share that are being considered for the awnings.

Questions for the Applicant

Ms. Rauch asked if the routing design of the sign matches the other signs in the Shoppes at River Ridge and if there was also the same gooseneck lighting used at the center.

Mr. Culver answered there was at least one tenant with black gooseneck lighting. He added most of the awnings in the center are currently black.

Mr. Will said there have been green and blue awnings used there to coordinate with the tenant's sign colors.

Team Members' Discussion

No further discussion was required as the applicant agreed to work with Staff to finalize details.

Ms. Rauch motioned, Mr. Fagrell seconded, to approve the Minor Project with the following condition:

- 1) That the applicant work with Planning Staff to determine the final awning color to replace the existing awnings.

Votes: Ms. Klus, yes; Mr. Krawetzki, yes; Sergeant Stoll, yes; Ms. Rose, yes; Mr. Fagrell, yes; and Ms. Rauch, yes.

[The Minor Project was approved 6 – 0.]

ADJOURNMENT

Ms. Rauch asked if there were any communications from Staff. Hearing none, she adjourned the meeting at 2:15 pm.

