



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION

October 24, 2013

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: James Sauer, Vice Chair; Kathy Holcombe, Secretary; Mikel Coulter; Thomas Reis; Amy Lloyd; and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning and Building; Lynda Bitar, Planning Coordinator; and Melissa Cohan, Paralegal. Richard Hunter, Chair was absent.

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of September 26, 2013

Mr. Coulter moved to approve the minutes, and Mrs. Holcombe seconded the motion. All members said, “aye”.

4. Affirmation/swearing in of witnesses

**B. Architectural Review Board**

**1. New**

- a. Siding & Window Trim – **872 Oxford St.** (Daryl Schrock/Durbant) **AR 76-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Daryl Schrock approached the microphone and stated his address is 3382 Darby Glen Blvd., Hilliard, Ohio. Mr. Schrock said when they began doing the repairs they discovered the original crown molding on the exterior of the home and the home owner wanted to replicate what was originally on the home. Mrs. Holcombe said she liked the crown molding and felt the style was right for the neighborhood. Mr. Schrock also brought a siding sample for the Board members to

view. Board members had no other questions. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicant is requesting approval to remove the cedar shake siding, shutters and windows, and install new fiber cement siding and windows with decorative trim. The work is substantially complete.
2. The new siding has the appearance of a shake shingle. The color is pewter which appears to be a lighter shade of gray than the previous siding. All trim continues to be white.
3. Decorative white PVC trim now surrounds the windows. Evidence of similar trim was found after the siding was removed.

Conclusion:

1. The changes are appropriate for this house and the district.

Mrs. Holcombe moved:

**THAT THE REQUEST BY DARYL SCHROCK FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIDING AND ADD WINDOW TRIM AT 872 OXFORD ST. AS PER CASE NO. AR 76-13, DRAWINGS NO. AR 76-13, DATED OCTOBER 2, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye and Mr. Reis, aye.

- b. Dumpster Enclosure – **48 W. New England Ave. Parking Lot** (City of Worthington) **AR 77-13** (Extension of AR 56-11)

Discussion:

Mrs. Bitar said the applicant requested to table this item. Mr. Coulter moved to table this application, and Mrs. Rodgers seconded the motion. All members said, “aye”.

- c. Fencing – **563 Morning St.** (Gilbert & Stephanie Borlaza) **AR 80-13** (Amendment to AR 95-12)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Gilbert Borlaza approached the microphone and stated his address is 563 Morning St., Worthington, Ohio. Mr. Sauer asked Mr. Borlaza if the finish on the fence is the same as shown

in the photograph, and Mr. Borlaza said yes, but he is not sure yet if they will stain the natural cedar or not. Mr. Borlaza said he might just let the cedar weather to gray naturally. Mr. Sauer asked Mr. Borlaza what color the wire mesh would be. Mr. Borlaza said the wire mesh will have a non-rusting green coat. Mr. Sauer asked Mr. Borlaza what the height of the new fence would be and Mr. Borlaza replied the fence addition would be 4' feet in height to match the existing fence. Mrs. Rodgers mentioned to Mr. Borlaza that the supporting members of the fence need to be on the inside, and Mr. Borlaza confirmed he was aware of that. Board members had no other questions. Mr. Sauer asked if there was anyone else that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Last year the applicants were approved to install an aluminum picket fence around a portion of the rear yard. Instead they would like to construct a wood fence around the entire rear yard.
2. A 4' high fence with 3 rails and a mesh backing is proposed around the entire rear yard. The fence would connect to the back corner of the house on the north side, and the back corner of the garage on the south side. A gate is proposed on the south side.
3. The fence proposed between the house and garage would also be 4' in height, but the proposed style involves vertical pickets extending between top and bottom rails. Also, a pergola type structure is proposed above a solid wood gate.

Conclusions:

1. The proposed fencing is appropriate for the district.
2. Although the fence between the house and garage is somewhat solid in style, it is appropriate being a limited amount and located more than 20' from the side property line.

Mr. Reis moved:

**THAT THE REQUEST BY GILBERT & STEPHANIE BORLAZA TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 95-12 BY REVISING THE FENCING PLAN FOR 563 MORNING ST. AS PER CASE NO. AR 80-13, DRAWINGS NO. AR 80-13, DATED OCTOBER 4, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Rodgers seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, nay; Mrs. Lloyd, aye, Mrs. Rodgers, aye and Mr. Reis, aye.

- d. Renovation & Addition – **348 E. Granville Rd.** (New Avenue Architects & Engineers/Skaug) **AR 81-13**

Discussion:

Mrs. Bitar reviewed the facts from the application, and presented the applicant's request for approval of the option to construct either a smaller front porch, or the wraparound porch as shown in the packet. Mr. Sauer asked if the applicant was present.

Mr. Greg Miller approached the microphone and stated his address is 4740 Reed Rd., Suite 201, Upper Arlington, Ohio. Mr. Sauer asked Mr. Miller to clarify the roofing materials. Mr. Miller said the color of the asphalt shingles will be weathered wood. Mr. Miller said his client selected a black standing seam metal roof. Mrs. Holcombe asked if the roof of the existing garage will match the house and Mr. Miller the garage may be refurbished in the future, but no changes are planned at this time.

Mr. Sauer asked Mr. Miller for more information about the front porch. Mr. Miller said they are trying to stay within a budget, so they have proposed the option of building a smaller inset corner porch similar to the original house. Mr. Miller said his client could extend the porch around the house at a later date. Mr. Sauer asked what would be done with the piers at the end of the driveway and Mr. Miller said the piers will be moved further apart to accommodate larger vehicles, and the new piers will be built out of the same material as the fireplace and foundation of the house, which is cultured stone. Mr. Coulter asked if everything would be white on white except for the roof areas and Mr. Miller said yes.

Mr. Sauer asked if the siding on the garage would be different than the siding on the house. Mr. Miller said yes, they plan to use a Hardie Board and Batten product. Mr. Miller showed sample photographs of the material that will be used. Mr. Myers asked Mr. Miller if he plans to use the same style of goose neck lights over the garage doors as presented in the photograph, and Mr. Miller said they would be similar.

Mr. Coulter asked if the window wells were for egress with stairs from the basement in the event the space is used for a bedroom, and Mr. Miller said yes. Mr. Sauer asked if there are going to be any outside condensing units. Mr. Miller said yes, he plans to locate the condensing units on the left elevation behind the porch on the west side of the house. Mr. Sauer mentioned the condensing units will need to be screened. Mr. Miller said there is already screening in place.

Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

#### Findings of fact:

1. This request involves total renovation of this house, including demolition of older rear additions and construction of a new two-story addition including a garage.
2. The existing house was originally constructed in the late 1800's, with additions and aluminum siding added over the years. The changes to the existing house would include removal of the siding and additions; a change to the roof shape from hipped to gabled; the addition of a wraparound front porch with the option of constructing a smaller porch instead; composite siding; roof shingles, and new aluminum clad wood windows and fiberglass doors similar to the existing. The proposed front porch would be constructed with composite decking material,

and have a standing seam metal roof. An existing detached garage in the northeast corner of the property will remain. A variance to exceed allowable accessory structure area will be required.

3. A two-story addition is proposed to extend north from the rear of the original house, and then east to a three-car garage. A full basement is proposed beneath the addition, and the garage is proposed to be built on a slab. The first floor living space would include an office, dining room, foyer, kitchen with a dining area and a great room. A 10' x 19' covered porch is proposed to the rear, and a small covered porch is proposed at the east side entrance. On the second floor, three bedrooms are proposed for the original house, with bathrooms, laundry facilities and a master suite in the addition. Above the garage a room is planned to be finished in the future.
4. Composite (James Hardie) lap siding is proposed for the original house and the addition. Board and batten composite siding is planned for the garage and adjacent mudroom. The trim would also be a composite material. Other materials include dimensional asphalt shingles for the roof; standing seam metal roofing on the porches; matching aluminum clad wood windows and fiberglass doors for the whole house; gooseneck light fixtures above the garage doors; and cultured stone for the fireplace chimney and possibly the foundation.

Conclusion:

1. The proposed renovation and addition are appropriate for this house and the District.

Mr. Reis moved:

**THAT THE REQUEST BY NEW AVENUE ARCHITECTS & ENGINEERS FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE AND ADD ONTO THE HOUSE AT 348 E. GRANVILLE RD. AS PER CASE NO. AR 81-13, DRAWINGS NO. AR 81-13, DATED OCTOBER 11, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye and Mr. Reis, aye.

- e. Signage & Sidewalk Improvements – **39 & 41 W. New England Ave.** (Allison Chapman, Igloo Letterpress) **AR 82-13**

Discussion:

Mrs. Bitar reviewed the facts from the application, saying drawings for the sidewalk improvements had not been received. She also questioned signage and material color for the sign on the Snow House. Mr. Sauer asked if the applicant was present. Mrs. Allison Chapman approached the microphone and stated her address is 144 E. Dublin-Granville Rd., Worthington, Ohio. Mr. Sauer asked Mrs. Chapman about her plans to enhance the entrance to her business.

Mrs. Chapman said there are two large steps that lead from the road up to the brick sidewalk. Instead of having two large steps, she is proposing to install three steps, along with a handrail. The style would be similar to what the Worthington Historical Society has which is the black iron rail. Mrs. Chapman said part of the brick sidewalk will also need some regrading, to make sure that it will match. Mrs. Chapman also explained there is another accessible entrance on the east side of the house, so that sidewalk will also be improved. She said she did not have plans yet for the sidewalk improvements, but possibly will have them by next month.

Mr. Sauer asked Mrs. Chapman to clarify the signage she plans to install by the front entrance. Mrs. Chapman said she would like to have free standing white metal letters and logo attached to the house. She is still receiving bids, and trying to determine which sign will be the most weather resistant and appropriate for the area.

Mrs. Holcombe asked Mrs. Chapman if she considered using a blade sign instead of the freestanding sign, and Mrs. Chapman said she considered the idea, but did not feel that type of sign would give her the visibility she desired from the north.

Mr. Coulter asked Mrs. Chapman if she thought about pulling the freestanding sign closer to the sidewalk. Mrs. Chapman said she already discussed moving the sign forward with her landlord, and already has their approval. Mr. Myers asked how much closer the sign could be to the sidewalk. Mrs. Bitar said that a variance would be needed to move the sign and for the number of colors in the sign. Mrs. Bitar explained the sign can be moved closer to the sidewalk, but will not be permitted in the right-of-way. Mrs. Bitar was not sure where the right-of-way line is at that particular location. Mr. Sauer asked if the house is located within the right-of-way, and Mrs. Bitar said she believes the house is located right at the line. Mr. Coulter said the motion could be amended to add moving the sign forward to the edge of the right-of-way, and then the Board could vote. Mrs. Bitar explained that approval is also needed from the Board of Zoning Appeals.

Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

#### Findings of fact:

1. Igloo Letterpress is expanding its business into the Snow House, and would like to install new signage.
2. A new sign is proposed to the right side of the Snow House main entrance, consisting of individually mounted parts of the logo including the business name. The sign is proposed to be white metal.
3. The existing rectangular wall sign on the existing business is proposed to have a turquoise background with white logo and lettering.
4. The freestanding sign would also be changed, including the addition of three hanging arrows. As proposed, the sign would need a variance to have five colors. Movement closer to the sidewalk may be considered and would also require a variance.

5. An improvement to the Snow House entrance is proposed. Plans have not yet been submitted so it is not part of this approval.

Conclusions:

1. The proposed signs are appropriate.
2. Review of the sidewalk changes is needed.

Mr. Coulter moved:

**THAT THE REQUEST BY ALLISON CHAPMAN OF IGLOO LETTERPRESS FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE SIGNAGE AND AMENDED THAT THE EXISTING POLE SIGN CAN BE PULLED FORWARD TO THE EDGE OF THE RIGHT-OF-WAY AFTER BEING APPROVED BY THE BOARD OF ZONING APPEALS, AND THAT THE PROPOSED SIGN MATERIAL AT THE SNOW HOUSE BE REVIEWED BY CITY STAFF FOR APPROVAL AT 39 & 41 W. NEW ENLAND AVE. AS PER CASE NO. AR 82-13, DRAWINGS NO. AR 82-13, DATED OCTOBER 11, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Rodgers seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye and Mr. Reis, aye.

- f. Parking Layout & Signage – **7227 N. High St.** (Thomas E. Carter/Shops at Worthington Place) **AR 79-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Tom Carter approached the microphone and stated his address is 7227 N. High St., Worthington, Ohio.

Mr. Hunter was not present at the meeting but made a recommendation to Mrs. Bitar to have the intersection at the mall entrance be a four-way stop. Mr. Coulter said he also liked the idea of the stop signs but he wanted to make sure that staff did not feel that traffic might back up in the area. Mr. Carter said they worked with EMH&T on the proposed modification, and they have received approval from Kroger. Mr. Carter agreed that a four-way stop sign would be a good solution to solve traffic problems. Mr. Carter said the right hand turn could be continuous movement, but that is something that will have to be monitored.

Mr. Carter said they have a lot of interior space they are trying to get leased and that has started to slow because all the tenants want to have either outdoor exposure or signage. He said this proposed signage modification will help the interior stores get exposure. This will help people navigate around the area, and give tenants identification. Mr. Coulter said he likes the idea of directional signage because the traffic will be able to move easier. Mr. Coulter asked what the

base of the directional signage would be. Mr. Carter said they intend to duplicate the style of the pylon sign, such as the black cabinet, but keeping the lines clean and just informative. It will be a metal cabinet with white cut out letters sitting on a concrete base. Mr. Carter said they are still working on the specific details with the sign company. There is a chance a small post may be at the bottom to keep the cabinet away from moisture, but should look like a cabinet sitting on a base. He also said they will be putting additional ground cover in the area as well. Some of the old junipers had to be replaced.

Mr. Sauer said keeping the directional signs simple makes sense. Mr. Sauer asked Mr. Carter if the lot has already been restriped and he said yes. Mr. Sauer asked Mr. Carter how important it is for him to have the names of the businesses on the buildings next to the front entrance. Mr. Carter said having the tenants identified by signage is a key element to getting leases signed. He said there are two potential tenants that have agreed to come to the mall if they can get exposure, so directional signage is very important at the south and east entrances. The perimeter signage for the existing tenants has already been utilized. Mr. Sauer asked Mr. Carter about the west entrance. Mr. Carter said he is currently working with architects to change the whole façade that will be facing the new apartments.

Mr. Sauer asked Mr. Carter about the northeast entrance. Mr. Carter said there will be a similar ground mounted sign at that entrance, but nothing on the building. Mr. Carter said there is a need for a sign between Orvis and First Watch, possibly a smaller sign. He said he was debating with some internal people as to whether or not the sign is needed, but he is pretty sure the sign is necessary. The other option was to place the sign directly on the brick like what First Watch has, but that would make the area look less organized. He said he is hoping to have a panel attached to the brick that will be remotely lit, possibly an LED strip that would goose neck off of the top, or have the sign internally illuminated. The current drawing states the sign is internally illuminated but either option would work. Mr. Carter said light would not be visible from High Street, but he wanted to make sure the sign is visible from the Kroger parking lot. Mrs. Bitar asked Mr. Carter if the logo was illuminated and Mr. Carter said yes, the logo is illuminated with LED lights. Mrs. Rodgers asked Mr. Carter if this type of sign would be like the wayfinding signs which have the same text, or would the signs have logos on them. Mr. Carter said the sign would have the store's signature font, but would be black and white like the other signs.

Mr. Sauer asked Mr. Carter about the signs at the south entrance. Mr. Carter said there would be two signs at that location. He said there are currently two trellises located in that spot where plants are not growing well, possibly due to overexposure from the sun, so they plan to remove the trellises and place two smaller cabinets there. The signage will not be very visible from Wilson Bridge Road, but will be visible from the parking lot. Mr. Carter said that Franny's store needs some exposure because patrons have a tendency to go to Panera or Talbot's and then just leave without walking through the mall. The interior stores want to let patrons know where they are. Mr. Sauer asked Mr. Carter if there is a panel on the east side of the front entrance, and Mr. Carter said yes.

Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicant is proposing changes to improve the flow of traffic on the west side of the main parking lot. The travel lane closest to the building is proposed as one-way to the south; the next lane to the east would be one-way to the north. Extending the curbing across the second lane's south entrance and moving the entrance to the east is proposed. The extension of the island would be landscaped similarly to the other islands. Directional signs would be removed/installed to facilitate the change to the traffic pattern. Also, the loss of six parking spaces would be necessary for this modification.
2. New wayfinding signage is proposed for the building and site. On both sides of the east entrance, three panels are proposed allowing for six store names to be advertised. On the south side two directory signs are proposed. Freestanding directory signs are proposed: in the southwest corner of the parking lot in the newly created island; in the landscaped island in the parking lot in front of the east entrance; and near the northeast entrance to the building. All signs would have a black background with white lettering. All signs except those at the east entrance are proposed to be internally illuminated, with light shining only through the lettering and arrows. Variances for excessive directional and wall signage are needed.

Conclusions:

1. The change to the traffic pattern may be an improvement for visitors using the eastern entrance.
2. The proposed signage is complimentary to the existing signage on the site.

Mr. Coulter moved:

**THAT THE REQUEST BY THOMAS E. CARTER FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE PARKING LAYOUT AND SIGNAGE AT 7227 N. HIGH ST. AS PER CASE NO. AR 79-13, DRAWINGS NO. AR 79-13, DATED OCTOBER 11, 2013, AND AMENDED TO ADD DIRECTIONAL SIGNS AT THE NORTH END OF THE ONE WAY DRIVE, THE ABILITY TO ADD STOP SIGNS AT THE MAIN ENTRANCE DRIVE, AND THAT THE WALL SIGNS WILL BE EXTERNALLY ILLUMINATED WITH LED, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye and Mr. Reis, aye.

## **C. Municipal Planning Commission**

### **1. Amendment to Development Plan**

- a. Parking Layout & Signage – **7227 N. High St.** (Thomas E. Carter/Shops at Worthington Place) **ADP 03-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Tom Carter approached the microphone and stated his address is 7227 N. High St., Worthington, Ohio. Mr. Carter said the area next to Swan Cleaners will be restriped. Mr. Sauer asked how many parking spaces were lost and how many total spaces are needed. Mr. Carter said he would gather that information. Mrs. Bitar said six parking spaces will be lost because of this modification to the parking lot. Board members had no other questions. Mr. Sauer asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The facts are as in above item B.2.f.
2. Variances will be needed for the reduction in parking and additional signage.

Conclusions:

1. The change to the traffic pattern may be an improvement for visitors using the eastern entrance. The loss of six parking spaces should not have an impact.
2. The additional signage is appropriate for the size and use of the property.

Mr. Coulter moved:

**THAT THE REQUEST BY THOMAS E. CARTER TO AMEND THE DEVELOPMENT PLAN FOR THE SHOPS AT WORTHINGTON PLACE AT 7227 N. HIGH ST. BY CHANGING THE PARKING LAYOUT AND ADDING SIGNAGE AS PER CASE NO. ADP 03-13, DRAWINGS NO. ADP 03-13, DATED OCTOBER 11, 2013, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye and Mr. Reis, aye.

- b. New Entry – **200 Old Wilson Bridge Rd.** (Harvey Schwager, AIA/Worthington Industries) **ADP 04-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present.

Mr. Harvey Schwager approached the microphone and stated he works for BHPD Architecture. Mr. Schwager said Worthington Industries has leased space in this building for many years, and a little over a year ago purchased the building to use as its headquarters. Worthington Industries is trying to establish a little more of a foothold and create more of an identity for themselves. Mr. Schwager said the business is in the process of doing a series of renovations is leasing space in the building next door. This will be a significant anchor location for Worthington Industries.

Mr. Schwager said there is an architectural side to this project, as well as a branding side. Mr. Schwager said his company is controlling the architectural side. The branding is being taken care of by a private consultant working independently, which is why they have not been able to specifically identify what the color and graphics will be. Mr. Schwager said the horizontal element, the canopy, will be white. The vertical element will be blue, with a flying triangle logo. The overall material will be a white composite metal panel, the window frames will be anodized aluminum, and underneath the canopy will be a wood structure. Mr. Sauer asked what the finish on the column is. Samples were distributed for the Board members to view. Mr. Schwager said the column will be wrapped in the same white metal composite material. He said the construction company would like to move forward with getting the building permit so construction can begin, and then when the exact details of the branding are finalized they will come back before the Board for final approval.

Mr. Schwager said there are other things he will be coming back to the Board for such as a possible expansion on the north side of this building, as well as additional landscaping.

Mr. Sauer asked Mr. Schwager if there would be down lights in the canopy and Mr. Schwager said yes, but there will not be any exposed lights. He said there are currently lights in the overhang. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. A new entry is planned for Worthington Industries' headquarters that would include a "Signature Wall" and vestibule.
2. The "Signature Wall" is proposed to be 2' 7 1/2" wide and 13' tall, constructed of blue metal panels. Adjacent to the wall would be a new vestibule with a canopy constructed of clear anodized composite metal panels that extend through the wall.
3. Graphic elements are being designed and would return as a future amendment.

Conclusion:

1. The proposed addition maintains the character and integrity of the building.

Mrs. Holcombe moved:

**THAT THE REQUEST BY HARVEY SCHWAGER TO AMEND THE DEVELOPMENT**

**PLAN FOR WORTHINGTON INDUSTRIES AT 200 OLD WILSON BRIDGE RD. AS PER CASE NO. ADP 04-13, DRAWINGS NO. ADP 04-13, DATED OCTOBER 11, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye and Mr. Reis, aye.

**c. Amendments – Site, Buildings, Lighting & Windows – 160 W. Wilson Bridge Rd. & 125 Old Wilson Bridge Rd. (M+A Architects/Crawford Hoying Development Partners)  
ADP 05-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Tom Linzell (M+A Architects) approached the microphone and stated his address is 775 Yard St., Suite 325, Columbus, Ohio. Along with Mr. Linzell was Nelson Yoder (Crawford Hoying Development Partners) whose address is 555 Metro Place North, Suite 600, Dublin, Ohio.

Commission members discussed the list of facts in the staff memo with the applicant. A video simulation of the project was shown. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and one person came forward.

Ms. Margaret Kitty Arndt approached the microphone and stated her address is 126 St. Michelle St., Worthington, Ohio. Ms. Arndt expressed her opinion that she did not want to see the trees being removed to expand the bike path, and felt that more people will move to Dublin because of this expansion. There were no other speakers.

Findings of fact:

1. This submittal includes amendments to the site plan; minor architectural changes, lighting information and a window sample will be presented at the meeting.
2. Site changes:
  - Four transformers and a generator are shown along the southeast wall of Building One. The Building Two generator has been moved to the west side of the parking lot in place of two parking spaces. The Building Two parking lot entrance has been modified to add parking spaces to make up for the loss. Screening details for the equipment are needed and must come back for approval.
  - Patio stairs on the east side of Building Two have been eliminated.
  - Sidewalk along the front of Building One would now only be placed if proposed by tenants. Landscaping is now shown adjacent to the building.
  - At the southwest corner of Building One, bike racks are proposed and the retaining wall has been relocated. The bike rack location will change at the request of the Commission, and must come back for approval.

- Buffwash paving has been added near the Corporate Hill Dr. entrance to the parking deck.
- On the east side of Building One, Buffwash paving has been added near the entrance. Bike racks and crosswalk paving extending toward the mall entrance is proposed. Reduction to one parallel parking space and movement of the bike racks are necessary to facilitate the crosswalk. At the mall entrance, Buffwash paving has been added to the plan.
- At the main west entrance to the mall, crosswalk paving is proposed as is additional Buffwash paving.
- An additional patio is shown at the northwest corner of Building Two.
- Two street trees were added along Wilson Bridge Rd.
- Screening has been extended along the north edge of the Building Two parking lot.

### 3. Lighting:

- The plan includes leaving 3 existing parking lot poles and lights in place, and relocating 5 existing parking lot poles and light on new bases in different locations. The same type of light source is proposed for all lights.
- Three 15' high decorative poles are proposed along the south side of Building Two.
- Building mounted lighting is also proposed.
- The site and photometric plans are difficult to read as submitted, so will be reviewed at a future meeting.

### 4. Building One:

- Corner balconies were changed from 5 sided to 3 sided. Hardie paneling was added at side balconies.
- Windows will be 6' in height, vinyl clad with 1" wide muntins.
- Thin brick veneer was extended and details slightly changed across the parking garage.
- Brick detail between windows at the front of the building was eliminated.
- Stair tower glazing must be approved at a future meeting.

### 5. Building Two:

- Corner balconies were changed from 5 sided to 3 sided. Hardie paneling was added at side balconies.
- Windows will be 6' in height, vinyl clad with 1 7/8" wide muntins.
- Stair tower glazing was modified.
- Roof deck size was increased.
- Brick details were added to the garage entrance.

### Conclusions:

#### 1. Approved changes to submitted plans:

- The windows were approved to be 6' high, vinyl clad with 1" wide muntins.
- Two parallel spaces shown on east side of Building #1 reduced to 1 space, stopping at crosswalk.

#### 2. The following items need further review by the Municipal Planning Commission:

- Transformer and generator screening must be included
- Bike rack placement
- Tree sizes
- Site and building lighting
- Stair tower glazing
- Signage

3. The proposed changes maintain the character and integrity of the development.

Mr. Coulter moved:

**THAT THE REQUEST BY M+A ARCHITECTS TO AMEND THE DEVELOPMENT PLAN FOR THE WORTHINGTON PLACE APARTMENTS AT 160 W. WILSON BRIDGE RD. AND 125 OLD WILSON BRIDGE RD. AS PER CASE NO. ADP 05-13, DRAWINGS NO. ADP 05-13, DATED OCTOBER 11, 2013, AND AS REVISED AND DISCUSSED THIS EVENING, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye and Mr. Reis, aye.

#### **D. Other**

There was no other business to discuss

#### **E. Adjournment**

Mrs. Holcombe moved to adjourn the meeting at 10:57 p.m. Mr. Coulter seconded the motion. All members said, “aye”.