



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

October 9, 2014

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: Richard Hunter, Chair; 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 & Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the September 25, 2014 meeting

Mr. Reis moved to approve the minutes, and Mr. Coulter seconded the motion. All members voted, "Aye".

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. New Garage – 35 W. Stafford Ave. (Priestas Brothers Builders/Case) AR 55-14

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Dan Marburger approached the microphone and stated his address is 7721 Clear Creek Ct., Blacklick, Ohio. The homeowners, Kris and Jim Case of 35 W. Stafford Ave. were also in attendance at the meeting. Mr. Hunter asked the Cases if they had any additional comments. Mrs. Case said she would like to have a two car garage to help save wear and tear on their automobiles. She said they are unable to put an addition onto their home because of the

way the garage is situated. Mr. Coulter asked how close the current garage is to the property line. Mrs. Bitar said it is currently about a foot away from the property line, so the new garage will be a little further away.

Mr. Hunter asked Mrs. Bitar to go back to the photograph showing the garages side by side. The neighbor's garage door has a six-pane window on the front, and the applicant's garage has a four-pane window. Mrs. Bitar stated the Cases' house has three over one windows. Mrs. Rogers asked the applicants if they would consider switching the windows on the garage to match the windows on the home, and the applicants agreed.

Mr. Reis said the pitch on the drawing does appear to match the picture. He asked Mr. Marburger what the pitch of the roof is on the home. Mr. Marburger said the roof pitch on the home is 6/12.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one speaker came forward.

Mr. Jack Lundberg approached the microphone and stated his address is 28 W. Stafford Ave., Worthington, Ohio. Mr. Lundberg said he lives directly across the street from the Cases and wanted to express their support for the project. He said he was one of the first residents on this street to do a similar project, and several other neighbors have followed suit. They have seen a steady increase in their property values. Mr. Lundberg said they fully support this project and hopes the Board will approve this application. There were no other speakers.

Findings of Fact & Conclusions

Background & Request:

This Bungalow style house was constructed in 1933 along with the house to the east, which is a mirror image. Both were built with single-car garages placed near the rear of the houses. The applicant is requesting approval to demolish the existing garage on this property and construct a new two-car garage at the rear of the lot. The lot is adjacent to the Griswold Center parking lot at the rear.

Project Details:

1. The new 24' x 24' garage is proposed to be 5' from the rear property line and 3' from the east side property line. Variances are needed from the Board of Zoning Appeals for placement. A new asphalt drive would be installed to connect the garage to the sidewalk and drive approach.
2. White 6" Hardiplank lap siding is proposed for the structure, with white wood trim and three-tab asphalt shingles to match the house. The proposed 6/12 roof pitch would match the front gable of the house.
3. The proposed garage door style is called "Carriage House Panel", and includes two sections with a vertical design. A six-panel service door is proposed for the west side of the garage and one window each is proposed on the east and south elevations. The

proposed windows are vinyl but would have wood trim on the outside. The windows would be 3 over 1 style.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recommend new outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies. Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of this application. Although the existing garage is more unique, the proposed garage is in character with the house and provides a more modern amenity.

Mr. Coulter moved:

THAT THE REQUEST BY PRIESTAS BROTHERS BUILDERS FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE EXISTING GARAGE AND CONSTRUCT A NEW GARAGE AT 35 W. STAFFORD AVE., AS PER CASE NO. AR 55-14, DRAWINGS NO. AR 55-14, DATED SEPTEMBER 26, 2014, BE APPROVED CONTINGENT ON APPROVAL OF THE REQUIRED VARIANCES, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

- **THAT THE PITCH OF THE GARAGE SHALL MATCH THE PITCH OF THE HOME;**
- **THAT THE WINDOWS OF THE GARAGE WILL BE THREE OVER ONE TO MATCH THE WINDOWS ON THE HOUSE**

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

b. Fencing – **335 E. Granville Rd.** (Tami West) **AR 56-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Tami West approached the microphone and stated she lives at 335 E. Granville Rd., Worthington, Ohio. Mr. Hunter asked Mrs. West if she had any additional comments and she said no. Mr. Hunter asked if there was anyone that wanted to speak either for or against this application and no one came forward.

Findings of Fact & Conclusions

Background & Request:

Located on the south side of E. Granville Rd., the second lot west of Andover St., this property is 66' wide x 182' deep. The existing 1929 Bungalow is approximately 50' from the right-of-way, with a detached garage to the rear. The property owner would like to enclose the rear yard with a fence.

Project Details:

1. The proposed fence would start at the rear of the house and run along the rear property line around to the rear of the garage. A section is also proposed between the house and garage.
2. A 4' high three rail wood fence with a wire screen is proposed. The proposed rails are 1" x 6"; supporting 4" x 4" support posts would be on the inside; and 1" x 4" batten boards are proposed to decorate the outside.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

Recommendation:

Staff is recommending *approval* of this application. The proposed fencing meets the recommendations of the design guidelines.

Mr. Reis moved:

THAT THE REQUEST BY TAMI WEST FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 335 E. GRANVILLE RD., AS PER CASE NO. AR 56-14, DRAWINGS NO. AR 56-14, DATED SEPTEMBER 26, 2014, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. The motion was approved.

Mr. Sauer said that he was going to abstain from voting from the next two Agenda items.

c. Porch Roof – **55 W. New England Ave.** (Sean Kocheran/Raupp) **AR 57-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Sean Kocheran approached the microphone and stated his address is 351 W. South St., Worthington, Ohio. Mr. Kocheran said the rear addition was made a bit steeper, and the proposed roof over the steps will parallel the addition roofline. Board members did not have any questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of Fact & Conclusions

Background & Request:

This English Revival house was originally constructed in 1928. The 57.5' wide property is adjacent to the Bond House on the east side and across the street from the municipal parking lot and Old Rectory. The homeowners recently constructed a small addition to the rear, and would now like to add a small roof over the rear entry.

Project Details:

1. The proposed porch roof has been designed in the same pitch (8/12) as the gable on the addition, and would extend 3' from the house.
2. Proposed siding, roofing and trim would match the existing house and addition.
3. The rear door will match the front door.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines for use of traditional design and materials when renovating and adding onto structures in the District. Compatibility of design and materials, and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending approval of the application. The proposed porch roof is designed appropriately for this house.

Mrs. Rodgers moved:

THAT THE REQUEST BY SEAN KOCHERAN FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A PORCH ROOF ON THE REAR OF 55 W. NEW ENGLAND AVE. AS PER CASE NO. AR 57-14, DRAWINGS NO. AR 57-14, DATED SEPTEMBER 29, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THE REAR DOOR WILL BE AS PRESENTED AT THE MEETING, MATCHING THE FRONT DOOR.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, abstain; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. The motion was approved.

d. New Slate Roof – **36 Short St.** (Sean Kocheran) **AR 58-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Kocheran, the applicant reiterated his address as 351 W. South St., Worthington, Ohio. Mr. Kocheran said he wanted the Board to understand what he is up against. He said his client, Ms. Green, has lived in the community over six decades. Mr. Kocheran said this repair is necessary due to lightning that struck the house. His client was home when the accident occurred. Mr. Kocheran said they are dealing with a limited insurance policy, and All State Insurance Company has verbally agreed to replace the slate roof. He said this house was built in the late eighteen hundreds, and there have been some building material changes since this house was built. Mr. Kocheran said in order to have the same look, the contractor would have to clip the corners of every single tile to keep the same roof appearance. Mr. Hunter believes there is a company in town that sells slate tiles that already have clipped corners. Mr. Kocheran said he is aware that the slate tiles are still made that way, but he is dealing with policy limits. Ms. Green is unable to afford the difference, and All State is refusing to pay the additional twenty-five thousand dollars for clipped corners. He said he is trying to restore as much of the historic integrity as he can. Board members had no additional comments or questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Background & Request:

This home is a Queen Anne style house originally constructed in 1887 at 597 High St., which was moved to its current location in 1937. The house has horizontal wood siding and a slate roof, each piece of slate having chamfered corners. The house caught on fire several months ago and sustained considerable damage to the upper level. Repair of the damage is now planned.

Project Details:

1. The material and details in need of replacement are proposed to match the existing exactly, except for the roof.
2. A new slate roof is proposed, but the corners would be right angles rather than chamfered due to a considerable cost difference that would not be covered by insurance. The color would match the existing.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Repair and retain existing traditional roofs such as wood shingle or slate. Roof materials often were intended to add to a building's character (especially slate) and should be retained for that reason.

Recommendation:

Staff is recommending *approval* of this application. Due to the inability to retain the existing roof, replacement with slate, even in a different style, is the best alternative.

Mrs. Holcombe moved:

THAT THE REQUEST BY SEAN KOCHERAN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW SLATE ROOF AT 36 SHORT ST., AS PER CASE NO. AR 58-14, DRAWINGS NO. AR 58-14, DATED SEPTEMBER 29, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, abstain; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. The motion was approved.

- e. Patio – **679-C High St.** (Jim Ulman/The Pub Out Back) **AR 54-14**
679-C High St. (Jim Ulman/The Pub Out Back) **CU 12-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Bob Burpee approached the microphone and Mrs. Bitar swore in Mr. Burpee. Mr. Burpee stated his address is 2377 Collins Dr., Worthington, Ohio. Mr. Hunter asked Mr. Burpee if he had any additional comments or questions. Mr. Burpee said the area where he is proposing the patio is currently the area where the smokers go. If the patio is approved, he plans to move the smokers east towards High Street, and keep them away from the side of the building. Mr. Burpee said he is not planning any music or televisions outside. The noise level would be conversational only. Mr. Hunter asked if there would be any additional lighting. Mr. Burpee said he was not sure if he had any thoughts about lighting yet. Mrs. Lloyd asked if there were any speakers planned for outside and Mr. Burpee said no. Mr. Sauer said he would like to see the whole retaining wall made out of brick, and the difference in grade is so slight that he did not think there would be a problem with that. Mr. Burpee said he would be happy to do that. Mr. Sauer said he did not understand why the smoking issue is being addressed. Mrs. Bitar said that the proposed area is in front of the main entrance to the pub and will be inside the enclosed area. Mr. Sauer asked if smoking is not permitted outside of the pub. Mrs. Bitar said there is a specified distance but she did not have a definite answer at this time. Mr. Burpee said he plans to not allow smoking in the seating area.

Mrs. Rodgers asked what the hours of operation will be for the patio and Mr. Burpee said he believes the patio will close at 10:00 p.m. Board members had no other questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and two people raised their hands.

Mr. Scott Beaver said he had not been sworn in yet. Mrs. Bitar swore in Mr. Beaver. Mr. Beaver said he is the owner of the building, and when his tenant first proposed this idea to him they came up with several different drawings. He agrees that the wall should be brick all the way around, and they can figure out whatever vapor barriers will be necessary. He said he liked this idea so much that there are two sets of stairs to the east, and they have been a maintenance problem, so he is proposing those stairs be replaced with the same brick that will be used for the

retaining wall, to add some continuity. Mr. Hunter asked if that is considered normal maintenance. Mrs. Bitar said that is a gray area because they are steps at grade, but the steps might as well be added to the motion.

Another speaker approached the microphone and stated he had not been sworn in yet. Mrs. Bitar swore in Mr. David Fraizer. Mr. Frazier stated he lives at 709 Wesley Ct., Worthington, Ohio, which is approximately sixty-six steps away from the Pub Out Back. He has lived there for the past couple of months, and the Pub owners have been great neighbors. He said to be honest there is more noise coming from the public parking lot area, which is further south of the pub, than the pub area. Mr. Frazier said he is grateful to hear the news that the smokers will be moved further east, and wanted to express his endorsement for this plan.

Findings of Fact & Conclusions

Background & Request:

The Pub Out Back was approved as an Entertainment Facility in the C-5 Zoning District, opening late in 2012. In 2013 the owner made a request to expand the use to an additional room inside, and proposed the creation of a 16' x 21' outdoor patio area on the west side of the building. After hearing concerns from some neighboring property owners about the patio, the owner decided not to pursue that part of the request at that time.

This is a request for approval of an 11' x 23' 7" patio on the south side of the building which would likely accommodate 3 tables.

Project Details:

1. The patio is proposed as an enclosed area adjacent to the front of the pub. A 3' wide planter would form the south and east sides of the patio. The planter would be constructed with concrete block, and faced with brick on the patio side to match existing brick elsewhere on the property. The planter would serve as a retaining wall on the parking lot side, but would be above grade at the west end of the patio.

A wrought iron fence would top the planter and run along the east and west sides of the patio. The height is proposed at 3', which would mean the rail on the planter would be approximately 1' high. Gates are proposed on both sides near the building. New brick steps with hand rails would be installed east of the proposed patio, and the other 2 sets of stairs further east on the property.

2. Elimination of the two angled parking spaces nearest the pub is proposed to accommodate the patio, with one space added back in that would be parallel to the planter. The outside edge of that space would not extend further into the drive aisle than the outermost edge of the angled parking spaces.

3. A tree and other plant material would need to be removed to allow for installation of the patio. In the planter a Japanese Lilac tree and Boxwoods are proposed, and a new tree is shown in the existing planting area east of the proposed steps.

4. The effect on traffic patterns, public facilities, sewerage and drainage facilities and utilities should be minimal. The loss of one parking space should not be a dramatic change.
5. To avoid safety or health concerns, smoking is not allowed in the patio area due to its proximity to the pub's front door. Smokers will be encouraged to go to the area east of the patio.
6. Music is not permitted in the patio area.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recognizes seating and tables for use by patrons makes the entire area feel more open and pedestrian-friendly. Also, traditional types of fences and walls, such as masonry walls and wrought iron fences are appropriate. The Architectural District Ordinance calls for design and materials to be compatible.

Recommendation:

Staff is recommending approval of these applications.

Mr. Coulter moved:

THAT THE REQUEST BY JIM UHLMAN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A PATIO AT 679-C HIGH ST., AS PER CASE NO. AR 54-14, DRAWINGS NO. AR 54-14, DATED OCTOBER 3, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **THE RETAINING WALLS AND ALL STAIRS WILL BE BRICK**
- **THE PATIO WILL CLOSE AT 10:00 P.M.**
- **PROXIMITY OF SMOKING WILL BE TO THE EAST OF THE PATIO AREA.**

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

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application for a Conditional Use Permit and no one came forward.

Mr. Reis moved:

THAT THE REQUEST BY JIM UHLMAN FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A PATIO AT 679-C HIGH ST., AS PER CASE NO. CU 12-14, DRAWINGS NO. CU 12-14, DATED OCTOBER 3, 2014, BE APPROVED BASED ON

THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **THE RETAINING WALLS AND ALL STAIRS WILL BE BRICK**
- **THE PATIO WILL CLOSE AT 10:00 P.M.**
- **PROXIMITY OF SMOKING WILL BE TO THE EAST OF THE PATIO AREA.**

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye and Mr. Reis, aye. The motion was approved.

b. Personal Services in C-3 Zoning District – **5701 N. High St. (Lisa Binkley) CU 11-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Bitar said the Board has reviewed several of these types of applications recently and staff is asking for an interpretation as to whether this business needs a Conditional Use Permit. She said this business operates like any other medical office would. Mr. Hunter asked if a Chiropractor's office would need a Conditional Use Permit, Mrs. Bitar said that would be considered a medical office use, not a personal service.

Mr. Hunter said the Board can proceed with voting on this application, and a further discussion will be held under Agenda item "Other".

Ms. Lisa Binkley approached the microphone. Mr. Hunter asked if Board members had any questions. Mr. Scott Myers asked Ms. Binkley if her license was issued by the Ohio State Medical Board and Ms. Binkley said yes. Mr. Myers said licensure for massage therapy is relatively new. Ms. Binkley said she was not sure how long ago the Ohio State Medical Board began issuing licenses for massage therapy. She said unlicensed therapists must register with the State of Ohio, do not need to have any schooling, and can only perform relaxation massages. Ms. Binkley said she cannot prescribe anything; she can only help people with therapy techniques.

Mr. Sauer said if he understands correctly, since Ms. Binkley is a licensed therapist, her business would be considered as an office function, therefore not requiring a special approval. Mrs. Bitar said would be one way of interpreting this issue, whether or not the massage therapists are licensed, this business would be considered an office use. Ms. Binkley said she has been doing therapeutic massage for seven years and she has also obtained her certification for one of the therapeutic uses called neuromuscular therapy, which does require education. She said there will not be any type of "spa massages" going on, and she wants her office to be a very professional and therapeutic place. Board members had no other questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Background & Request:

This multi-tenant building, known as the “White House”, mainly houses office uses. The applicant is requesting approval to locate a massage business, which is a conditional use in the C-3 Zoning District as personal services.

Although massage businesses have been considered personal services over the years, staff would like the MPC to determine if they should/could be considered offices. The definitions follow:

“Personal services” means any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shop, beauty parlor and similar activities as may be determined by the Municipal Planning Commission.

"Medical/dental office or clinic" means the use of building space for medical and/or dental and/or veterinary practices including any typical ancillary function as may be determined by the Commission.

Project Details:

1. The proposed business includes 1 Licensed Massage Therapist that offers therapeutic massage. The office would be open Monday – Friday from 10:00 am – 7:00 pm, and every other Saturday from 10:00 am – 2:00 pm.
2. Twenty clients a week are expected.
3. Parking is available in the building’s private parking lot.

Zoning Code:

Worthington Conditional Use Permit Regulations

The following basic standards shall apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Recommendation:

Staff is recommending approval of this application. The proposed business is compatible with other office uses.

Mr. Sauer moved:

THAT THE REQUEST BY LISA BINKLEY FOR A CONDITIONAL USE PERMIT TO OPERATE A PERSONAL SERVICE IN THE C-3 ZONING DISTRICT AT 5701 N. HIGH ST., AS PER CASE NO. CU 11-14, DRAWINGS NO. CU 11-14, DATED SEPTEMBER 25, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

D. Other

Mr. Hunter said he is a little bit concerned with a blanket office use for spa type application of massage. He said if the words license and therapeutic are not present, then the Board would want to take a look at those spa types of applications. Mrs. Holcombe said she agrees. She said the key is these types of therapists are licensed under the State Medical Board. Mr. Brown said that is what staff has been wrestling with because there have been several applications recently.

Mrs. Holcombe asked how that would be identified. Mrs. Bitar said when someone wants to move into an office space, staff would ask them if they are licensed therapists.

Mr. Sauer asked if there is any type of formal action that needs to be taken and Mrs. Bitar said no. Mr. Hunter said the guidance given is on the record.

Mr. Hunter also stated Fresh Thyme has begun their remediation.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 8:33 p.m. Mr. Reis seconded the motion. All members voted, "Aye". The meeting adjourned.