



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
November 12, 2015

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 Edwin Hofmann. Also present were: Scott Myers, Worthington City Council Representative to 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 the minutes of the October 22, 2015 meeting

Mr. Coulter moved to approve the minutes and Mr. Sauer seconded the motion. All members voted, "Aye". The motion was approved.

4. Affirmation of the witnesses

B. Architectural Review Board

1. New

- a. Rear Light – **184 E. Granville Rd.** (Michael Aljancic) **AR 95-15** (Amendment to AR 36-15)

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This house was originally built in 1930 and is two-stories with a gabled roof and a one-story

addition to the rear. In June, the owner was approved to construct a 9' x 9' addition at the northeast corner of the house. This request is for approval to install a light near the new sliding glass door on the addition.

Project Details:

1. The shed roof addition has sliding glass doors facing north which are proposed to open onto a deck. The light fixture is proposed east of the doors.
2. Included in the packet is a photograph of the proposed fixture, which appears to be the re-use of the fixture in place before the addition was constructed. The size is listed on the application as 8" wide x 12" high. The existing fixture is black.
3. Hat vents were installed on the roof but were not approved. The hat vents should be replaced by a ridge vent.
4. The gutter straps were installed on top of the shingles, but should be underneath.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

In selecting new light fixtures, simple designs are usually the best. Avoid overly ornate fixtures and ones that are out of scale with the building. Select fixtures appropriate to the building's character or that are similar to those used on buildings from the same period or style.

Discussion:

Mr. Hunter asked if the applicant was present. Michael Aljancic stated his address is 201 E. New England Ave., Worthington, Ohio. Mr. Aljancic said he is not an architect so he cannot answer the question about the slope of the original roof. The light will stay the same color and he is fairly certain the ridge vents will be put in instead of the hat vents. Mr. Aljancic said he believes the straps holding up the gutters will also be removed, and the other gutter will be matched up with the house. Mr. Sauer asked if the gutter on the addition will be at the same elevation as the gutter on the adjacent side. Mr. Aljancic said he believes the gutter on the addition will flow into the gutter below. Mrs. Bitar said she believes the eaves on the house are a bit lower and the gutter needs to be leveled out. Mr. Sauer asked if the new window will have mullions and Mrs. Bitar showed pictures of the primary house which does not have windows with mullions.

Mrs. Holcombe asked Mr. Aljancic if the addition will be painted the same color as the house and Mr. Aljancic said yes, and so will the garage. Mrs. Holcombe asked where the storm water is going. Mr. Coulter said the storm water will go into the existing downspout and then dump on the ground. Mr. Hofmann asked if the light was new or if the light was already existing and Mr. Aljancic said the light already existed. Mr. Reis wanted to know why the addition was not built as the drawing shows with the fascia board lined up with the existing fascia board. The gutter could have been continuous and would have looked more aesthetic and there could have been a greater slope on the roof too. Mr. Hunter said part of the problem is the 6'8" door and the need to get close to an 8' interior headroom. Mr. Sauer thought the roof could just be extended further out. Mr. Coulter said this may be different than most people would build it but this is in the back of the house where no one will really see it. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY MICHAEL ALJANCIC TO AMEND CERTIFICATE OF APPROPRIATENESS #AR 36-16 BY ADDING A LIGHT FIXTURE TO THE REAR ADDITION AT 184 E. GRANVILLE RD. AND THAT THE EXISTING BLACK LIGHT FIXTURE WILL BE RE-USED; THAT THE RIDGE VENT WILL BE INSTALLED ON THE ADDITION INSTEAD OF HAT VENTS; THE GUTTER STRAPS ON TOP OF THE SHINGLES WILL BE RELOCATED UNDERNEATH THE SHINGLES; AND THE ADDITION WILL BE PAINTED THE SAME COLOR AS THE HOUSE AS PER CASE NO. AR 95-15, DRAWINGS NO. AR 95-15, DATED OCTOBER 30, 2015, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mr. Hofmann, aye. The motion was approved.

b. Signage – **661 High St.** (Snap Fitness) **AR 96-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This building was originally constructed in 1875 and remodeled in the late 1900's. The property used to house Worthington Hardware, Sassafras Bakery and the Old Bag of Nails. When Worthington Hardware closed, the owners decided to further divide the building. Currently, Grid Furnishings and Igloo Letterpress occupy two of the spaces, and Snap Fitness has a Conditional Use Permit and Architectural Review Board approval to occupy the northernmost space. A separate 1000 square foot retail space remains unspoken for in the area south of Snap Fitness.

At previous ARB meetings there was discussion about possible retention of the existing Worthington Hardware lettering that is currently on the sign band above the storefront. This application is a request for replacement of that sign with two wall signs, one for Snap Fitness and one for the future tenant in the retail space. Also, two projection signs are proposed.

Project Details:

1. The interior of the existing sign band is 244" wide by 23" high. Proposed in that area are two signs, one for Snap Fitness, and one for the 1000 square foot retail space. The exact design of that sign would be presented when a tenant is identified.
2. The proposed Snap Fitness sign would consist of individual letters constructed from reclaimed wood from the site, and stained in a natural wood color. Proposed sign dimensions are 9 5/8" high x 92" wide or 6.1 square feet in area. The "Snap" letters are

proposed to be 9 5/8” high and 1” thick; “Fitness-24-7” is proposed to be shorter and only ½” in thickness.

3. One white gooseneck light is proposed above each of the signs.
4. Two rectangular projection signs are shown on the drawings, one for each tenant, to be located above the columns that frame the entrance. The signs appear small, and would be made of the same reclaimed wood, but details have not been received.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Keep and repair any historic signage that is appropriate to Old Worthington. The Worthington Design Guidelines recommend signs be efficient (as small as necessary to get the business message across to the public) and compatible with the age and architecture of the building. Use of traditional sign materials such as wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. Traditional sign types most appropriate for Old Worthington include projecting, wall, awning and non-illuminated window signs. Colors for signs in Old Worthington should be chosen for compatibility with the age, architecture and colors of the buildings with which they are associated. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Although there was discussion of potentially keeping the Worthington Hardware sign, staff feels the proposed signs are appropriate in style and material. Individually cut letters made of wood from the building would honor the history of the site, and be similar to the Worthington Hardware sign.

Discussion:

Mr. Hunter asked if the applicant was present. Matt Davis stated his address is 4620 Hickory Rock Dr., Powell, Ohio. Mr. Davis said one of the biggest things he is trying to avoid is confusion for the tenants so they decided to put the Worthington Hardware sign on the inside. He said he thinks the building is beautiful and that is why they went without an awning. He said they wanted a crisp classic look. Mr. Hunter said he noticed that there were tables and chairs on the drawings and that is not part of this application. Mr. Davis confirmed the added tables and chairs were not part of the application. Mr. Sauer asked about the color of the sign. Mr. Davis said the sign is made out of reclaimed lumber and will need to be infused with some sort of resin so the sign does not rot. The sign will have a wood looking color, probably a lighter stain. Mr. Hunter said he thought the sign is appropriate. He said he will miss the hardware sign on the outside, but the store has not been “Worthington Hardware” for decades. Mr. Hunter continued to say the signage in the guidelines refers to the business signs for businesses that exist, not for businesses that are decades old and no longer in the city. Mrs. Bitar said staff realized the Worthington Hardware sign would have needed a variance to remain in place to be in compliance with the Code.

Mr. Reis asked Mr. Davis if he was putting up the gooseneck lamps at the same time and Mr. Davis said yes. Mr. Sauer asked if two gooseneck fixtures would be enough to provide adequate lighting and Mr. Davis said yes, he felt the area would not look symmetrical with more than two gooseneck

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

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SNAP FITNESS FOR A CERTIFICATE OF APPROPRIATENESS TO ADD SIGNAGE AT 661 HIGH ST., AS PER CASE NO. AR 96-15, DRAWINGS NO. AR 96-15, DATED OCTOBER 30, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

c. Front Porch – **96 W. North St.** (James Ross/Kington) **AR 97-15**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house was constructed in 1939 and is of Colonial Revival influence. The existing house, having been added onto over the years, is approximately 2000 square feet in area. Approval was granted by the ARB in September for the new owners to convert an exterior rear porch into indoor living space and construct a new garage. This application is a request for approval to add a roof over the front stoop.

Project Details:

1. The proposed roof structure would have a gable roof with a pitch similar to the pitch of the existing dormers on the house, and an arched ceiling. The roof would be supported by round columns. Re-use of the existing concrete stoop is proposed.
2. The materials proposed include a wood gable, a bead board ceiling and fiberglass columns. All elements would be painted white.
3. Board of Zoning Appeals approval may be needed for the structure to extend into the required 30' front yard.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

From about 1915 on, porches generally were simplified and more integrated into the design of the house. Simple square or tapered columns were common. New porches (located where one is missing or there has not been a porch in the past) should be built in a simple, contemporary design. Look at original porches on similar buildings -- height, materials, roof slope, and width -- and use

these to develop a design. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff is recommending *approval* of this application. The proposed porch roof is appropriate for this house.

Discussion:

Mr. Hunter asked if the applicant was present. James Ross stated his address is 6120 Crystal Valley Dr., Galena, Ohio. Mr. Reis asked if there are any light fixtures planned for the porch and Mr. Ross said yes, his clients would like to hang a typical black lantern suspended from the ceiling. He said they would use standard 8” round columns rather than the tapered shown in the drawing. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY JAMES ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A FRONT PORCH ROOF AT 96 W. NORTH ST., AS PER CASE NO. AR 97-15, DRAWINGS NO. AR 97-15, DATED OCTOBER 30, 2015, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mr. Hofmann, aye. The motion was approved.

- d. Breezeway & Rear Addition – **606 Morning St.** (Sean Kocheran/Tuesday Ryan-Hart)
AR 98-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Constructed in 1939, this English Cottage style house is finished with stone and aluminum siding. The detached two-car garage has the same finishes, and board and batten siding in the gable. At the rear of the garage there is an additional room. The owners would like approval to remove the rear room on the garage and construct a new room that would be a mother-in-law suite. Also, a breezeway is proposed to attach the house to a covered patio on the garage that would be converted to a screened-in porch.

Project Details:

1. The existing rear room on the garage is slightly narrower than the proposed. The new room would line up with the outside walls and gable roof of the garage. The new walls are proposed as board and batten siding, to be painted white to match the color of the existing lap siding on the garage. On the south side, the transition between the existing lap siding and proposed board and batten siding needs clarification.
2. On the north side of the existing detached garage, there is a covered porch. The plan involves enclosing the porch with board and batten siding on the bottom, and screens on the top. The side entrance to the garage would remain, and a new door and coach lamp would be installed inside the screened porch on the west side of the newly constructed room addition. A sliding glass door is proposed on the north side of the addition, along with two coach lamps and windows. Windows are also proposed on the east and south elevations.
3. A covered walkway is proposed to connect the rear house door to the north side of the screened porch.
4. Board of Zoning Appeals approval would be needed for the structure to extend to 5'6" from the south property line. Six feet would be required.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Additions should be located as far as possible to the rear of the original building, and there should be a separation between the two to show that the addition did in fact come later. One approach is to use a small, low-roofed connector between the original building and the addition. Some differentiation between old and new may be made in details such as window design and trim around openings and at eaves. Design and materials should be compatible with the existing structure.

Recommendation:

Staff is recommending approval of this application. The proposed room addition would be part of a structure that is attached to the house, and to the rear of the garage.

Discussion:

Mr. Hunter asked if the applicant was present. Sean Kocheran stated his address is 351 W. South St., Worthington, Ohio. Mr. Kocheran said the addition on the back of the garage was not built on a foundation or with treated lumber and is beginning to rot, so needs to be removed. He felt the structure would have to come down regardless. He said the chimney could not be kept because the smoke chamber (the flue) will not vent properly, and the chimney is starting to fall away from the wall. The homeowner really needs the additional living space to take care of a family member. Mr. Hunter asked Mr. Kocheran if he would be completely removing the addition and Mr. Kocheran said yes, and he will be installing a real slab foundation. Mr. Hunter said he did not have a problem with what Mr. Kocheran is doing with the caveat that this is a single family dwelling in a single family zoning category and he wants to make sure this will not be a rental unit. Mr. Kocheran said the addition will be connected to the house and the screened porch will be enclosed. Mr. Kocheran said he was unable to enclose the connecting structure because the

entrance to the backyard would have been compromised. He designed the breezeway to have a wider section to allow access to the backyard. This will not look like a separate apartment because the addition will be connected to the house. Mr. Sauer asked Mr. Kocheran if that is why he is keeping the roof so high and he said it was necessary because of the eaves and the elevation change.

Mr. Sauer asked Mr. Kocheran if he thought about covering up the brick wall with board and batten siding and Mr. Kocheran agreed with Mr. Sauer's suggestion. Mrs. Bitar asked Mr. Kocheran what type of material would be used for the board and batten and Mr. Kocheran stated he would be using Hardie Board because of the proximity to grade. Mr. Hofmann believed the breezeway would look better with the roofline lowered a little. Mr. Kocheran said he can make the adjustment down for grade and he can eliminate the arch if necessary. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SEAN KOCHERAN FOR A CERTIFICATE OF APPROPRIATENESS TO ADD BREEZEWAY AND ROOM AT 606 MORNING ST. AS PER CASE NO. AR 98-15, DRAWINGS NO. AR 98-15, DATED OCTOBER 30, 2015, AND THAT THE EXISTING BLOCK WALL BE COVERED WITH HARDIE BOARD TO MATCH AND BE IN LINE WITH THE NEW ADDITION AND THAT THE BREEZEWAY BE LOWERED IN THE SAME LINE WITH THE EXISTING HOME (12" – 18" LOWER THAN SHOWN) AND LINE UP WITH THE FASCIA BOARD BASED AT THE EXISTING GARAGE AND 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; Mr. Reis, aye; Mrs. Lloyd, aye and Mr. Hofmann, aye. The motion was approved.

e. Wall Signs – 2163 W. Dublin-Granville Rd. (Brian Thomas/Sbarro) AR 100-15

Findings of Fact & Conclusions

Background & Request:

Rotolo's operated its restaurant in this space since 2003, expanding to add a seating area in 2013 in the suite to the west. Recently, the restaurant was purchased by Sbarro and signage was placed on the building. At its meeting on October 8, 2015, the ARB approved the permanent sign in the gable as amended with the logo not being illuminated, and denied approval of the lettering above the storefront entrances. That lettering and the temporary signage inside and outside was ordered to be removed the next day, and the applicant complied. Now, a new application has been received with the same drawings as presented before; it is not clear what is being requesting by the applicant.

Project Details:

1. The logo, which is a round white circle with the name in black and a pizza in red and green was not approved to be internally illuminated. The submitted drawings show a different version with a black opaque background and the name in white. Light would only shine through the lettering and pizza shape.
2. The small sign bands above the storefronts are shown as ¾” thick Azek white letters reading “PIZZA”, “STROMBOLI”, “SUBS” AND WINGS”, instead of the previously proposed 7 ½” white vinyl letters. The ARB did not approve the same signs in vinyl before. If signs are approved in those locations, a variance would be required for a business having 3 wall mounted signs.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building.

Discussion:

Mr. Hunter asked if the applicant is present. Ms. Ivana Vinski stated she works for Sbarro, and her address is 436 Kenbrook Dr., Worthington, Ohio. Along with Ms. Vinski was Mr. Brian Thomas, 4200 Lyman Ct., Hilliard, Ohio, and Mr. Derick Riba of 4200 Lyman Ct., Hilliard, Ohio. Mr. Thomas said they took the Board’s recommendation to heart and tried to achieve everything suggested the last time they appeared at the meeting. Mr. Thomas brought samples of the letters to show to the Board members. Mr. Hunter said he wanted to talk about the circle and asked what will be illuminated and what will not. Mr. Thomas stated everything not black will be illuminated. The face will be aluminum with acrylic behind the aluminum. Mr. Sauer said he believes the sign is an improvement.

Mr. Hunter and Mr. Sauer expressed still having a problem with the menu on the sign bands. Ms. Vinski said she can explain the menu signage. She stated Sbarro restaurants are primarily in malls and this is one of three new non-mall locations. Sbarro’s marketing department asked for the additional signage because most people are not aware of Sbarro being outside of a shopping mall. They do not have the best street presence like Papa John’s or other pizza brands. Mr. Hunter said he would agree with Ms. Vinski if the location of the words were in place of the “DINE IN, CARRYOUT AND DELIVERY” wording. Ms. Vinski said since most people think of Sbarro in food courts that is their number one message to people that they are offering all three services. Mr. Sauer said he feels there is a lot there. Since the name is already up, and all three services are listed, he felt that listing the menu items is too much. He said if the other tenants of the building did the same thing there would be way too much signage. Mr. Sauer said listing the menu items would be excessive. Other Board members agreed. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Motion:

Page 9 of 17

ARB/MPC Meeting November 12, 2015

Minutes

Mr. Coulter moved:

THAT THE REQUEST BY NATIONAL SIGN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AT 2163 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 100-15, DRAWINGS NO. AR 100-15, DATED OCTOBER 30, 2015, AND THAT THE SIGNS AS PRESENTED AT THE MEETING WILL APPROVED WITH THE EXCEPTION THAT THE FOOD BAND ON THE LOWER PORTION WILL BE REMOVED IN BOTH LOCATIONS AS SHOWN, AND BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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 Mr. Hofmann, aye. The motion was approved.

- f. Building and Site Renovation – **6851 N. High St.** (Lusk Architecture/Telhio Credit Union) **AR 99-15**

&

C. Municipal Planning Commission

1. Amendment to Development Plan

Mrs. Bitar reviewed the following from the staff memo:

- a. Building and Site Renovation – **6851 N. High St.** (Lusk Architecture/Telhio Credit Union) **ADP – 08-15**

&

2. Conditional Use Permit

- a. Drive-in Bank in C-2 – **6851 N. High St.** (Lusk Architecture/Telhio Credit Union) **CU 25-15**

Findings of Fact & Conclusions

Background & Request:

This parcel is 1.63 acres in size, and located in the C-2, Community Shopping Center Zoning District. The existing 5949 square foot building was originally constructed as a Bill Knapp's restaurant in the early 1970's. In the early 2000's, Prospect bank purchased the site and added the front entry feature and drive-thru lanes to the south. The property was most recently home to a Huntington Bank branch. Telhio Credit Union purchased the property at the end of 2014 and would like to renovate the site and building for its use. The following information applies to the

Architectural Review, Amendment to Development Plan and Conditional Use Permit applications.

Project Details:

1. Site Plan & Landscaping:

- The elimination of asphalt parking areas and conversion to green space is proposed at the front of the site; at the rear of the site; in the rear parking lot; and adjacent to the building. Ample parking would remain, located along the north property line; in the rear parking lot; and adjacent to the building on the north and east sides.
- Extension of the drive-thru canopy to the east is proposed so two cars can be served at the same time in the two lanes to the south that would have tellers. Stacking room is available west of the canopy and building. The lane closest to the building would accommodate an after-hours drop.
- Retention of four mature trees at the corners of the parking lot is proposed.
- Fourteen 2" caliper Sawleaf Zelkova trees are proposed in the newly created landscape islands near the building; in the rear parking lot; and in the newly created landscape strip at the rear of the property. Two Japanese Maples are proposed as part of landscape beds on the south side of the building.
- Existing shrubs on the north side would remain. New shrubs are proposed along the south and west property lines and in the beds near the building, as are other grasses and ground cover.
- A 20' x 20' storage building and a dumpster enclosure are proposed at the southwest corner of the site. Details of both structures are needed.
- Mechanical equipment, whether new or replacement, is proposed in its current location at the rear of the building.

2. Building:

- Removal of the front gable on the building is proposed. The new entry feature would be square with an arched element sitting on clerestory windows on top. Behind the entry feature another clerestory feature is proposed. The front door would be part of a glass storefront system. A flat metal canopy roof is proposed above the door area.
- Parapets are proposed along the front and sides of the building. The existing north-south gables would remain, but be clipped at the ends.
- Proposed materials consist of:
 - New Rustic Burgundy brick veneer for the front portion of the building
 - Brick and cast stone accents
 - Metal roofing for the clerestory elements
 - Possible replacement roofing for north-south gable

A material board is expected at the meeting.

2. Lighting:

- Eight existing poles would be retained to light the site.
- Wall fixtures are proposed for the building; details are needed.

3. Signage:

- Two different wall signs are shown for the front of the building, but specifications have not been submitted.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale.

Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a goal.

Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.

Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.

Windows: On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.

Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.

Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.

Color: For new brick buildings or additions, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.

Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines.

The plan recommends promoting a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City

Staff Analysis:

1. A gabled roof form may provide a more traditional look than the proposed, which has a more modern appearance.
2. Window style and materials also give a modern feel.
3. Proposed detailing with brick and stone is appropriate.
4. Signage and building lighting specifications would be needed before they could be approved.
5. Removal of unneeded asphalt areas is an improvement.

Recommendations:

Staff is recommending tabling of these applications after discussion to allow the applicant to make modifications based on the guidelines and any recommendations made by the Board, and gather more information as needed.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Michael Lusk stated that he is representing Lusk Architecture, 2011 Riverside Dr., Suite 300, Columbus, Ohio. Along with Mr. Lusk was Mr. Edward Feher, of 4041 N. High St., Columbus, Ohio. Mr. Lusk said he apologized for not having a complete submittal this evening. He said Telhio's project was accelerated a little bit so they wanted to get the process started right away. Mr. Lusk said the little storage building in the back is for lawn maintenance equipment. Mr. Feher said he remembers when the bank was remodeled years ago with a pediment, sort of a colonial style. He said he and Mr. Lusk have been working with Telhio on their branding, their signage, and the look of their interior and exterior. The branding is the segmented arch over the entryway, which is a very traditional element. Mr. Feher said that they did not want the building to look too contemporary and modern nor use extremely different materials than what Worthington already has. The outside will be all new brick masonry in an earth tone color, probably a tumbled brick, in a russet or terra cotta color and cast stone. There will be a parapet edge with brick detailing. Mr. Feher said he can re-proportion the glass and add more mullions to break down the big sheets of glass. Mr. Feher said the building may need a new roof, they will not know until they take a look at the roof. They are looking at the budget now to see what they can afford. Mr. Feher explained the look of the new roof.

Mr. Hunter said he liked the look; the arched roof reminds him of the monument sign at the Worthington Mall. Mr. Sauer agreed and said he likes the look too. The building has nice detail and he likes the proportions. Mr. Sauer said he did not want to see any changes because he likes this design. He also said what the architects have planned for the site is very thoughtful. Mrs. Holcombe said she liked the design also, and thought the style was a nice blend between two dated modern buildings. Mr. Reis said he wanted to echo the comments of the other Board members. He said the color of the brick chosen for this building will be important. Mr. Reis said the brick in the photographs looked almost purple and asked Mr. Feher if he was using purple brick, and Mr. Feher said no. Mr. Coulter asked about the mechanicals to the rear of the building. Mr. Lusk said he will take a look to see if he can move the mechanicals to the roof top, and if not what his options are for screening. They will also be cleaning up the back of the building. Mr. Coulter asked Mr. Lusk if he would be changing the lighting on site and Mr. Lusk said yes. He will have more details available at the next meeting in December. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

ARB Motion:

Mr. Coulter moved to table the application and Mrs. Holcombe seconded the motion. All Board members voted, "Aye."

Amendment to Development Plan Motion:

Mr. Reis moved to table the application, and Mr. Coulter seconded the motion. All Board members voted, "Aye."

Conditional Use Motion:

Mrs. Holcombe moved to table the application, and Mr. Coulter seconded the motion. All Board members voted, "Aye."

b. Brewery in I-1 – **7020 Huntley Rd., Unit A** (Zaftig Brewing Co.) **CU 24-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Recently the City Council approved an amendment to the Planning and Zoning Code that defines Breweries, Distilleries and Wineries (A facility in which beer, wine or other alcoholic beverages are brewed, fermented or distilled for distribution and consumption. It may include a tasting room and retail space for products produced on site and for the sale of ancillary products to customers.); and adds the use as a Conditional Use in the I-1 and I-2 Zoning Districts. This is a request to locate a Brewery in the I-1 Zoning District.

This site has two multi-tenanted buildings constructed in the late 1960's. Unit A is the westernmost suite of the southern building on the site. The suite has frontage along Huntley Rd. The Zaftig Brewing Co., which is currently housed on Schrock Rd. in the I-2 Zoning District, would have an 1800 square foot tap room and 4700 square feet for production and distribution space.

Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – High traffic times are not expected. Ample parking exists on the site.
2. Effect on public facilities – The effect would be minimal.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – A substantial amount of water would be used, which is available to the site. Electric demands are not expected to be greater than a typical industrial facility.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – The brewing process is relatively quiet and is not expected to emit noxious odors. Cleaners and sanitizers would be stored and handled with care.
7. Typical hours of use – Production: Monday - Saturday 8:00 am to 5:00 pm. Tap Room: Wednesday through Friday - 4:00 pm to 9:00 or 10:00 pm; Saturday - 12:00 pm to 10:00 pm; Sunday – 12:00 pm to 5:00 pm
8. Shielding or screening considerations for neighbors – Existing street trees should remain.
9. Appearance and compatibility with the general neighborhood – The property is adjacent to industrial uses. Two sign alternatives are shown in the packet. Both would be on the west wall facing Huntley Rd., and are proposed as vinyl or aluminum glued directly to the wall. Gooseneck lamps are proposed for illumination.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards 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.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending *approval* of this application. There should be minimal effect on traffic patterns; public facilities; and sewerage and drainage facilities. Water would be the main resource used, and staff would expect the applicant to work to be as environmentally friendly as possible with usage and emptying into the sewer system. No safety or health considerations have been identified. Signage size and style should complement the building and area.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Jason Blevins stated his address is 950 Evening St., Worthington, Ohio. Mr. Coulter asked Mr. Blevins how many lights he would be installing and Mr. Blevins said at least three. Mr. Sauer said he felt the sign was a bit too large and Mr. Coulter suggested pulling the sign in a little bit to reduce the size. Mr. Sauer asked what material the sign is made out of. Mr. Blevins said the material is called "alumigraphics", and is like an aluminum sticker. He was not sure yet if the sign would work on brick. Mr. Sauer said he is concerned with setting a precedent with the larger sign. Mrs. Bitar said the applicant is allowed 100 sq. ft. of signage. If an additional sign is requested for the other side of the business a variance will be needed. Mr. Reis said he did not have any problems with the sign at all. Mrs. Holcombe and Mrs. Lloyd agreed. Mrs. Lloyd felt the sign works proportionately. Commission members had no other questions or concerns.

Mr. Myers said granting approval for this sign would not set a precedent. The Commission has already said they are going to allow different sized signs depending on location and necessity.

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

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY ZAFTIG BREWING CO. FOR A CONDITIONAL USE PERMIT TO OPERATE A BREWERY IN THE I-1 ZONING DISTRICT AT 7020 A HUNTLEY RD., AS PER CASE NO. CU 24-15, DRAWINGS NO. CU 24-15, DATED OCTOBER 29, 2015, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye. The motion was approved.

D. Other

Mr. Hunter stated he will be retiring from his position after the December 10, 2015 meeting.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 9:23 p.m. Mr. Coulter seconded the motion. All Board members voted, "Aye." The meeting was adjourned.