



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
January 28, 2016

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: Michael Coulter, Chair; Thomas Reis; Edwin Hofmann; Amy Lloyd and David Foust. Also present were: Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Board members James Sauer, Vice Chair; Kathy Holcombe, Secretary were absent. Scott Myers, Worthington City Council Representative to the Municipal Planning Commission was also absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the January 14, 2016 meeting

Mr. Reis moved to approve the January 14, 2016 minutes, and Mr. Hofmann seconded the motion. The minutes were approved.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Site and Building Modifications - **701 Farrington Dr.** (Bryan Road) **AR 11-16**
(Amendment to AR 12-15)

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This split level house at the southwest corner of W. Dublin-Granville Rd. and Farrington Dr. was originally constructed in 1961 and part of the Kilbourne Village subdivision. The irregularly shaped lot is 0.3 acres, and is separated from W. Dublin-Granville Rd. by a recreation path and

some vegetation. The homeowner gained approval in 2015 to construct additions and renovate the house, including a change to the roofline and installation of different materials on the house. The 1350 square foot house has been expanded to 2100 square feet in area with the additions.

With construction, modifications were made to the building and site, and the homeowners are now seeking approval of those changes.

Project Details:

1. Building modifications include:

- Board and batten James Hardie siding and trim were used.
- Colors were stated on the original application as natural colors (brown, tan) with white trim, but the siding was installed in white.
- Front Elevation
 - Cedar shakes now in gables only
 - At south end, arched window is larger and fixed; shakes extend into peak
 - Frieze board added in center section
 - Lower level windows changed to double hung
 - Brackets removed at porch overhang
 - Steps with rails added from front porch to lower grade
- Rear Elevation
 - Cedar shakes now in gable only at north end
 - Bump out with additional windows added for upper level at north end
 - South end arched window in gable is larger and fixed
 - Lower level door at south end eliminated
 - Upper level narrow windows eliminated
- North Elevation
 - Dormers changed from gabled to shed style
 - Shakes replaced with Hardie board and batten
 - Frieze board added
 - Window added to lower level – 3 windows spaced evenly
- South Elevation
 - Window added at back of garage
 - Garage door moved east

1. Site modifications include:

- A retaining wall was added at the front property line and along the drive to allow leveling of the front grade. The wall is planned to be finished with stone to match the house. Piers are located at the front corner, and at both sides of the walk at the drive. That walk connects to the new steps from the front door. The site plan incorrectly shows the wall over the front property line. A variance is needed, though, to allow the wall in the required 30' front yard.
- A matching wall with piers is being constructed in the rear to frame a patio area. A stone fireplace and grill area are included. The patio material has not been identified.

Land Use Plans:

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Minutes

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.

Design and materials should be traditional, and compatible with the existing structure.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Bryan Rood stated his address is 701 Farrington Dr., Worthington, Ohio. Mr. Coulter said even though the changes to the drawings may not be significant physically, they are significant architecturally and asked Mr. Rood why he did not come before the Board with the changes before tonight. Mr. Rood said the changes were made on the fly between the architect and the builder. Mr. Coulter said in terms of the foundation walls for the retaining wall and the fireplace, will those need to go back to the City Building Department for review and approval? Mrs. Bitar said the drawings will need to be approved, and the Inspector has looked at the footings for the wall, however, the wall must be moved. Mr. Coulter asked Mr. Rood if there was anything else he would like to add to Mrs. Bitar's presentation. Mr. Rood said he plans on moving the entire length of wall along the sidewalk back eighteen inches this weekend. Mr. Coulter asked if that is to move the wall out of the setback, and Mrs. Bitar responded the wall needs moved out of the right-of-way. A variance from the Board of Zoning Appeals would still be needed. Mrs. Bitar suggested that Mr. Rood should wait to do the work until after the approval from the Board of Zoning Appeals meeting in March.

Mr. Rood said the original bathroom drawings had to be changed because they could not put in plumbing according to that plan. He said determining what actual size of arched window to use was difficult. The original window planned was too small and they needed more light for that particular room and the larger arched window was more aesthetically pleasing. Some of the changes were due to the grade in the land. Mr. Coulter said he understood the issues with the grade changes.

Mr. Hofmann said he remembered this project quite well. He said the Board members hesitated because of the size and massing, but because of the thoughtfulness with the detailing and the materiality of the exterior, they approved this project. Mr. Hofmann said the thoughtfulness was now gone. He feels the upper portion of the house is essentially a white block, and makes the structure look bigger. He said his biggest issue right now is the lack of the shakes on the north. If you look at the gabled ends with the shakes they have a tendency to recede and the texture helps, but the board and batten was meant to be a small detail and not an entirety. Mr. Hofmann said the house feels uncharacteristic. He said the arched window also looks a little out of place, again pointing to the thoughtfulness with the prior submission. He feels the other issues are perfectly understandable. This is a big project and making adjustments to the master bath, adding a bump out, or moving a few of the windows around and resizing the windows thoughtfully is totally normal. He feels the Board will receive criticism because people will believe the Board originally approved the house this way. Mr. Hofmann is not sure how the issues can be resolved.

Mr. Rood said he is not sure where the thought about earth tone colors came in because he said from the beginning that his intentions were to paint the house white. They were not going to even use cedar, they were going to use fake cedar. Mr. Hofmann said the texture is also a big piece of this, and he may have overlooked the color during the first meeting. Mr. Coulter said going to Hardi-plank is not an issue, and he believes that Hardi-plank is a more durable material. Mr. Coulter said he thinks Mr. Hofmann's main concern is the loss of the shakes, which is more of a contextual issue. Mr. Coulter said he likes the proposal with the stairs in front, and the retaining wall is not an issue either. He said to make sure the wall is in the proper location. Mr. Coulter said the stairs at the back of the house are fine and there is no problem with the window. He feels the main issue is what people will see when driving down Dublin-Granville Rd. The bottom half of the house where the windows are evenly spaced are fine.

Mr. Foust said he was not one of the original Board members when the first submission was reviewed. He said he has had some feedback from people in the community though, both good and bad, and he would like to share what he heard. The good news he has heard is that people like the board and batten siding, they like the materials, and they like the general look and shape of the house. On the other side, he has received negative comments such as why did something so large get approved, which led to other comments from a resident that lives in the Kilbourne Village that this house now looks out of character with the other homes in the neighborhood, and is this the plan for future homes in the Kilbourne Village. Mr. Foust said historically, the Kilbourne Village was laid out in 1959 when the area was a farm field for the Episcopal Church until the land was sold off. He said there are currently about six or seven different styles of homes. They were all constructed by three builders that split up the lots for Worthington Realty. T.L. Snowden, Dewey Morrison, and Bob Gardner were the three builders that worked together to create some consistency between the homes. Almost all the homes are now fifty years or older.

Mr. Hofmann said he is more concerned that the texture quality with the cedar just in the gables looks awkward instead of a nice accent. The cedar appears to be glued on instead of something thoughtful. He believes the originally proposed placement of the cedar shakes would have helped soften the look. He said the other details would have linked the house back to a certain time period but now that look is gone and the charm has been lost.

Mr. Foust said the original elevation showing the back of the house made the house have a cottage feel, but the house does not have the same look now.

Mr. Rood said part of the reason the look was changed was because they thought the cedar made the house look too large. He worried if the installation was not right, it would not look good. He said they choose more expensive materials because they did not want the house to look cheap. Mr. Hofmann said unfortunately, he feels the house has gone in the other direction and wondered about the shake originally approved. Mr. Rood said when the builders brought out the original material, he felt the material looked cheap.

Mr. Reis said he was not in attendance at the original submission, but he has similar feelings with what Mr. Hofmann has pointed out. He also said he had a problem, and he did not want to pick

on Mr. Rood in particular, but when the Board approves things, the projects get done differently, and people think the Board will not tell them to change it. He said this has been happening with signs and exteriors, and has been very frustrating. Mr. Reis continued to say at some point in time he would like the people in the audience to take the word back to the community that the Board is not going to do this anymore. Things are approved for a reason, and the Board has an obligation to maintain some decorum for the city.

Mrs. Lloyd said she agreed with Mr. Reis and Mr. Hofmann's comments, but is ok with the different look of the house. Mr. Coulter 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 BRYAN ROOD TO AMEND CERTIFICATE OF APPROPRIATENESS #AR 12-15 TO INCLUDED SITE AND BUILDING MODIFICATIONS AT 701 FARRINGTON DR. AS PER CASE NO. AR 11-16, DRAWINGS NO. AR 11-16, DATED JANUARY 13, 2016, 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. Coulter, aye; Mr. Reis, aye; Mr. Hofmann, nay; Mrs. Lloyd, aye; and Mr. Foust, nay. The motion was denied.

b. Rear Addition & Garage – **52 W. North St.** (James Ross/Musto) **AR 12-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This Cape Cod was built in the early 1950's and is a contributing property in the Worthington Historic District. The applicant would like to construct an addition to the rear of the 1584 square foot house. In addition, replacement of the freestanding garage is proposed. The existing garage is also a contributing property in the Worthington Historic District.

Project Details:

1. The proposed rear addition would extend 25' north on the west side and be 17' 8" wide, housing a master suite. On the east side of the existing house, the addition would be 7' deep x 12' 8" wide to accommodate a new rear entry area. The addition is proposed with a rear gable with an 8:12 pitch. The slope is shallower than the main house gable, but would still necessitate replacement of 2 double hung windows in an upstairs bathroom with awning windows. On the first floor, a new sloped roof is proposed on the east side

for the rear entry area.

Materials for the addition are proposed to match the existing on the house:

- Double 4” vinyl siding in “Sunny Maize”. The vinyl siding on the house was installed in 2002 and was proposed as “Heritage Cream”.
 - Vinyl double hung windows with white trim
 - Asphalt shingles
 - A coach lamp by the rear door, which would match those to be installed on the garage.
2. Demolition of the existing one-car detached garage is proposed. A new two-car freestanding garage would be constructed about 30’ further back on the east side of the property. A variance would be necessary for placement 3’6” from the property line, which would match the placement of the existing garage. The proposed garage would be 22’ wide and 24’ deep.

The new garage is proposed with a north-south gable in the same pitch as the house addition. Matching siding and roofing are proposed. A steel garage door with 4 vertically scored panels in white with black trim pieces is proposed. See the enclosed photograph for the style. A 4-panel man door is shown on the west side of the garage, but a six-panel door is proposed. No windows are shown. Coach lamps are proposed on both sides of the garage door, and next to the man door.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Be sure that window designs are appropriate for the style or time period of the house.

Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington’s character. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff is recommending *approval* of this application. The addition is appropriately sized and to the rear; the materials seem to be complementary; and the proposed garage design is appropriate. Although the Guidelines recommend saving older outbuildings, this garage is not distinctive and would be in the way of any rear addition.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Jim Ross stated his address is 6120 Crystal Valley Dr., Galena, Ohio. Mr. Foust asked if the pitch on the new addition would match anything and Mr. Ross said the pitch on the addition would match the pitch on the new garage. Mr. Hofmann

asked if Mr. Ross would consider adding a window to the garage. Mr. Ross said that would be fine, although his client did not want a window because of security reasons. His client did not want anyone to be able to look inside her garage, but he believes a window would look nice. Mr. Hofmann believes that Mr. Ross's client will like the natural daylight created by the window. Mr. Ross asked what size the window should be, possibly 30" x 48", and Mr. Coulter said that would be fine. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Lloyd moved:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF LYNNE MUSTO FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND REPLACE THE GARAGE AT 52 W. NORTH ST. AS PER CASE NUMBER AR 12-16, DRAWINGS NUMBER AR 12-16, DATED JANUARY 14, 2016 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE AMENDMENT THAT A WINDOW WILL BE ADDED ON THE WEST SIDE OF THE GARAGE, AND THAT THE SIDING WILL BE DOUBLE 4" LAP TO MATCH THE EXISTING, AND THAT THE GARAGE DOOR BE PER THE PHOTO THAT WAS SUBMITTED AT THE MEETING.

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

c. Fence Replacement – **307 W. Dublin-Granville Rd.** (Fence-N-Deck Doctors/ Douglass)
AR 13-16

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This two-story house was constructed in 1961, and has had the existing fence at the front of the property for a long time. No record was found for a previous approval and the homeowner would like to replace the fence with the same style.

Project Details:

1. The fence extends across the front of the property and is a split rail fence with 1" x 6" boards between 4" x 4" posts. The proposed fence would be a similar style with 1" x 6" x 16' poplar boards extending between and attached to the front of pine 4" x 4" posts. The intent is to paint the fence white after the wood has weathered.
2. Other fencing in the same general look exists along this portion of W. Dublin-Granville Rd., including at the entrances to the pedestrian portions of the access drive.

3. A variance would be needed because the fence is in the required front yard. Application has been made to the Board of Zoning Appeals.

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. Design and materials should be compatible with the house and neighborhood.

Recommendation:

Staff is recommending *approval* of the application. Although the fence is across the front of the property, the new will replace fencing that has been there for many years, and is in character for this area.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Jeff Bay stated he is representing his client who lives at 307 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Bay said his client wants to replace the front yard and the side yard fence to the east. The fence will be painted after having a chance to weather, probably sometime in the spring or summer. Mr. Bay described how the fence rails would be attached to the posts and a board would cover the seam. Mr. Foust explained the code requires the posts to be on the inside of the fence and Mr. Bay said he understood. The fence will be located in the same exact place. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY FENCE-N-DECK DOCTORS ON BEHALF OF ROBERT DOUGLASS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE A FENCE AT 307 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 13-16, DRAWINGS NO. AR 13-16, DATED JANUARY 15, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- d. Front Lighting – **5601 N. High St.** (Natalie’s Coal Fired Pizza) **AR 14-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Natalie's Coal Fired Pizza and Live Music opened in this location in 2012, and has recently added lighting for the outdoor seating on the patio. Approval is now sought.

Project Details:

1. Commercial grade lighting strands with 10 watt clear bulbs are strung along the bottom of the awning above the patio seating. Three strands also extend between a pole at the southeast corner of the patio and the building above the awning.
2. The applicant feels the lights are necessary to achieve a more balanced lighting scheme and to add a decorative, festive touch.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Avoid excessive brightness. Design and materials should be compatible with the existing structure.

Recommendation:

Staff is recommending at least partial approval of this application. The lighting along the awning is typical of other lighting approved by the Board and should be approved. Lighting strung above pedestrian and seating areas has been approved by the ARB in other areas. The lighting denied for Villa Nova at the last meeting was largely above a parking area.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Charlie Jackson stated his address is 227 St. Antoine St., Worthington, Ohio and Natalie's restaurant address is 5601 N. High St., Worthington, Ohio. Mr. Jackson said the customers dining outside needed a little more light. All they had before was security lighting and the area was not bright enough so they wanted to make the area brighter in a tasteful way. Mr. Coulter said he did not have a problem with the lights on the awning, he believes those lights look terrific. He said he was struggling with the string lights that go out to the pole. Mr. Coulter made a suggestion to string the lights attached to the pole, in a more favorable way. Mr. Hofmann said he agreed with Mr. Coulter's comments and recommended removing the string lights. Mr. Hofmann asked Mr. Jackson if he could come back to the Board with a different style of patio lighting. He felt the lights tracing the awning looked fine. Mr. Jackson said there was some cost involved with installing the pole to get the lights up. He said he would like to take some time to think about other options because they have considered reworking the patio area. When he is ready to move forward with a different lighting plan he would consider removing the pole, and will come back to the Board to discuss his future plans. He would like to leave the pole in the current location until that time. Mr. Hofmann asked Mr. Jackson if there is power on the pole and Mr. Jackson said no. Mr. Foust suggested adding another pole to string the lights straight across the front of the building. Mr. Hofmann asked Mrs. Bitar if there was anything in writing in regards to the string lights. Mrs. Bitar said there was nothing written in the guidelines other than that the lighting should be as minimal as possible; but the Board has approved lighting on the outer edges of awnings in other areas of town.

Mr. Reis said he feels each case concerning commercial lighting needs to be addressed on a case by case basis because each situation is unique. Mr. Reis said he does not have a problem with the way the lights are set up now. There is no written rule that says one way is right and one way is wrong. Mr. Coulter 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 THE NATALIE'S COAL FIRED PIZZA FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN LIGHTING AT 5601 N. HIGH ST. AS PER CASE NO. AR 14-16, DRAWINGS NO. AR 14-16, DATED JANUARY 15, 2016, 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. Coulter, nay; Mr. Reis, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye and Mr. Foust, aye. The motion was approved.

e. Condensing Unit & Porch Light – **690 Evening St.** (Timothy & Abigail Shaw) **AR 15-16**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This house was built in the early 1900's and is a two-story Colonial Revival style house. Approval was granted in 2015 by the ARB to allow renovation of the house and replacement of the garage. The owner is now seeking approval for placement of condensing units and replacement of the front porch light.

Project Details:

1. Two condensing units are proposed north of the house toward the east end. A larger unit would serve the first and second floors; a smaller unit would serve the third floor.
Existing vegetation would help to screen the equipment.
2. The owner is planning to replace the existing electric porch light with a natural gas light.
Gas piping supplying a previous fixture is still in place to that location. The proposed fixture would be colonial style.

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. Use as few

fixtures as are necessary to provide adequate light for walks, yards and driveways. Avoid overly bright lights. Locate and orient fixtures to minimize light “spill” onto adjacent properties.

Keep functional items such as trash containers and mechanical equipment well screened with fences or plantings.

Recommendation:

Staff is recommending *approval* of the application. The proposed placement of the condensing units and installation of a gas light on the front are appropriate.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Timothy Shaw stated his address is 690 Evening St., Worthington, Ohio, and that he had not been sworn in yet. Mrs. Bitar swore in Mr. Shaw. Mr. Shaw said he found gas piping while restoring the house and he would like to restore the piping and add a gas lamp to the front of the house. There will be two air conditioning units servicing the house. He said there will be screening. Mr. Coulter asked Mr. Foust if he knew of anyone that still had a gas lamp on their porch and said not now. Mr. Foust said there used to be a house in the Kilbourne Village area that did. Mr. Foust said he found gas piping in his house that went to interior gas lamps when the house was originally built. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY TIMOTHY SHAW FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO ADD CONDENSING UNITS AND A GAS PORCH LIGHT AT 690 EVENING ST., AS PER CASE NO. AR 15-16, DRAWINGS NO. AR 15-16, DATED JANUARY 15, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

f. Signage, Drive-in Pharmacy Window & Entrance Modifications – **2245 & 2285 W. Dublin-Granville Rd.** (Dan Cline/Linworth Plaza, LLC) **AR 07-16**

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C. Municipal Planning Commission

1. Amendment to Development Plan

a. Signage, Drive-in Pharmacy Window & Entrance Modifications – **2245 & 2285 W. Dublin-Granville Rd.** (Dan Cline/Linworth Plaza, LLC) **ADP 01-16**

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2. Conditional Use

- a. Drive-in Pharmacy in C-2 Zoning District – **2245 W. Dublin-Granville Rd.** (Dan Cline/Linworth Plaza, LLC) **CU 01-16**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Construction of Linworth Crossing has begun, and as the project moves forward approval of amendments and additional ARB items is needed. With these applications, approval is requested for minor site changes, signage, and a drive-in pharmacy.

Project Details:

1. Entrance Change:
 - Initially retention of a Hackberry tree was proposed in an island at the W. Dublin-Granville Rd. entrance. When it was determined the Hackberry could not be saved, the applicant planned to leave a raised circular island.
 - Now the proposal involves a flush soldier course circle in the same location.
2. Freestanding Sign:
 - The sign to identify the center is proposed at the northeast corner of the site. A 12' wide black metal sign, with cut outs of "Linworth Crossing", a railroad crossing symbol, and a cupola, is proposed 10' above the sidewalk from the right of way into the center.
 - The sign would be supported by steel poles with round brick bases to match the building.
3. Sign Criteria:
 - With the initial approval, the owner specified tenants in a 20' wide space be allowed 20 square feet of sign area. Also, black gooseneck lights were proposed to illuminate the sign panel areas which are above the canvas awnings. Signage for corner tenants was to be lit from below, with lights in the canopies.
 - The applicant is now proposing allowable signage for tenants in a 20' wide space be 28 square feet. The formula for sign area is 70% of the usable sign band. Maximum character height is 24"
 - Black gooseneck LED lights are now proposed above all signs, including the corner and larger areas.

- All signs would consist of 1 ½” thick non-illuminated dimensional letters and logos, centered in the sign band area.
 - The proposed color palette for the signs is red, blue, green and black. The storefront material was approved as green, as were the awnings on the buildings.
4. Tenant Sign:
- Worthington Urgent Care has been identified as the prospective tenant at the northeast corner of the 2245 building. Being located adjacent to 2 frontages, the tenant would like to install a sign on both sides of the building.
 - Proposed are identical signs that are approximately 60 square feet in area each, with 2 lines of text: “Worthington” and “URGENT CARE”. The “Worthington” letters would be blue with the “t” being a red “+”; urgent care would be red. A variance would be necessary for the business to have 2 signs and be above the allowable 100 square foot total sign area.
5. Drive-in Pharmacy:
- The third tenant space west of the east end of the 2245 building is proposed as a pharmacy, and a pick-up window to the rear is sought. A new window with a canopy above is proposed at the rear of that space. The window frame would be dark bronze. The canopy would match the others on the building and have 6” white letters saying “PHARMACY DRIVE-UP”.
 - A painted island is proposed behind the space to direct drivers to the window from the west. Stacking for 2-3 cars would be possible without interfering with the drive aisle behind the building.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Planning for the redevelopment of a site should include an inventory and evaluation of features, and the development should retain those that add scenic or historic value. New developments should build upon and extend the pedestrian scale and walkability of the city’s commercial heart, extending amenities such as sidewalks and shade trees into new developments. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale.

Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly. Building up to the required setback is desirable as means of getting pedestrians closer to the building and into the main entrance as easily as possible. Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building.

Traditional materials such as wood and brick are desirable in newer developments, but other materials are also acceptable. Poured concrete and concrete block should be confined primarily to foundation walls. Large areas of glass are appropriate for the first floors of new buildings, where they resemble the commercial storefronts typical of older buildings. Avoid any use of glass with highly reflective coatings, as they generally are not compatible with other development in Worthington.

On long facades, consider breaking the composition down into smaller “storefront” units. Use traditional sizes, proportions and spacing. Doing so will help link Old Worthington and newer areas through consistent design elements.

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 (standing vertically, mounted on a ground-level base and not on a pole); 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. Bright color shades generally are discouraged in favor of more subtle and toned-down shades.

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.

Comprehensive Plan

The 2005 Worthington Comprehensive Plan recommends that a neighborhood retail service center be established at the West Dublin-Granville Road and Linworth Road intersection to create a commercial node for the community.

Recommendations:

Staff is recommending *approval* of these applications. The proposed signs and criteria are appropriate for the site. The inclusion of the drive-in pharmacy should not disrupt the flow of traffic on the site, or cause any hazardous conditions.

Discussion:

Mrs. Bitar pointed out the construction banners on the construction fencing, and explained they would also need approval. Mr. Coulter asked if the applicant was present. After Mrs. Bitar swore in Mr. Dan Cline, he stated his address is 112 S. Parkview Ave., Columbus, Ohio. Mr. Coulter asked Mr. Cline if he had anything else to add to Mrs. Bitar’s presentation and he said they have known for some time there would be a pharmacy with a pick-up window.

Mr. Coulter explained he is not comfortable giving complete approval for signage they have not seen yet. He explained the problems the Board has experienced in the past. Mr. Coulter also said he would be more comfortable with banners in one area than having banners in multiple locations. Mr. Reis said he was okay with the informational construction banners.

Mr. Reis told Mr. Cline he liked that he is limiting the choice of four colors for signage. He agrees with Mr. Coulter that each tenant will need to come before the Board to get their signs approved.

Mr. Coulter said he believes the awning on the back of the building for the pharmacy is rather small and he would like to see a larger awning located lower on the building. Mr. Cline said he could probably lower the awning to about 12 feet high. Mr. Cline said he took a look at other pharmacies around town and most have awnings at 14 feet high. Mr. Coulter said he likes the proposed entrance sign.

Mr. Bruce Sommerfelt stated his address is 527 S. Rich St., Columbus, Ohio. He said his company is responsible for the signage on the site. He said they plan to police the signage, and that is why the criteria was developed, so the tenant can still have some of their own identity while still complying with guidelines. Mr. Coulter said he is fine with the criteria, and he is fine with the colors that have been picked out for the sign. He said the Board will still want to see the individual signs come back before the Board. There have been problems in the past with signage so the Board is a little gun shy.

Mrs. Bitar said she believes the only thing still in question is what the fonts and logos will look like. Mrs. Bitar said the situation Mr. Coulter was referring to, the signage was working until the tenants wanted to change the look. There were a couple of approved fonts that signs were routinely given permits for, but problems started when people wanted to change the look. The City will still have control because there is a sign permit needed for each of the signs. Mr. Sommerfelt said the Board will have to scrutinize what the tenants would like to have on their signs. An embroidery shop tenant may want to have a cursive logo, while another tenant might want something different for an automotive oil change shop. He said he is hoping the tenants abide by the criteria so they will have their signs ready to be approved with the correct colors, sizes and designs. Mr. Sommerfelt said he believes the tenants should be allowed to have some signage individuality to add vibrancy.

Mr. Gary Gitlitz stated his address is 5003 Horizons Dr., Columbus, Ohio. Mr. Gitlitz said he is one of the developers of the project and he would be very appreciative if he could get a certain criteria approved. Some of their tenant leases get signed months in advance and he would like to be able to add that criteria to the document, unless the tenant wants to violate the criteria then they would have to come back to the Board to have their signage approved. Mr. Gitlitz said they care a lot about the signage and that is why they spent so much money creating the criteria.

Mr. Coulter said if the Board were to approve the criteria, a decision would have to be made as to what font would be used. Mrs. Bitar said the signage would have to meet the size and color criteria, then the tenant could use whatever style of font they wanted. Mr. Coulter asked Mrs. Bitar about the use of logos in the signage and she said the Board could include logos in the criteria or not. Mr. Coulter said if a tenant wanted a back lit sign they would need to come back to discuss the signage with the Board. Mr. Reis asked what colors were approved and Mrs. Bitar said those colors are red, blue, green and black. Mr. Reis said if the lighting will be goose neck lamps as shown, that could also be approved. Mrs. Bitar explained that city staff will review every sign

permit that comes in, and can make a decision if they feel that the tenant is not in compliance with the criteria and have the tenant come before the Board for final approval. Mr. Gitlitz explained he is not looking for carte blanche approval; that is why they put the criteria together. The one variable would be the style of font that the tenant chooses to use. Mrs. Bitar said if the sign has a proposed logo she could have the Board make the final decision. Mr. Coulter asked the audience if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion for ARB application:

Mr. Reis moved:

THAT THE REQUEST BY DAN CLINE ON BEHALF OF LINWORTH PLAZA LLC FOR A CERTIFICATE OF APPROPRIATENESS TO ADD SIGNAGE AND A WINDOW AND AWNING AT 2245-2285 W. DUBLIN-GRANVILLE RD. , AS PER CASE NO. AR 07-16, DRAWINGS NO. AR 07-16, DATED DECEMBER 23, 2015 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENT:

- The colors presented this evening for signage will not exceed red, green, blue or black; and
- Logos will need to be brought back to the Board for final approval.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye and Mr. Foust, abstained. The motion was approved.

Motion for MPC Amendment to Development Plan application:

Mr. Reis moved:

THAT THE REQUEST BY DAN CLINE ON BEHALF OF LINWORTH PLAZA LLC TO AMEND THE DEVELOPMENT PLAN AT 2245-2285 W. DUBLIN-GRANVILLE RD. WITH SIGNAGE, A DRIVE-IN PHARMACY, AND CONSTRUCTION SIGNS AT 2245-2285 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. ADP 01-16, DRAWINGS NO. DP 01-16, DATED DECEMBER 23, 2015 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. Hofmann seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

Motion for MPC Conditional Use Permit application:

Mr. Reis moved:

THAT THE REQUEST BY DAN CLINE ON BEHALF OF LINWORTH PLAZA LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A DRIVE-IN PHARMACY AT 2245 W.

DUBLIN-GRANVILLE RD., AS PER CASE NO. CU 01-16, DRAWINGS NO. CU 01-16, DATED DECEMBER 23, 2015 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- b. Semipublic Use in R-10 – Landscaping Modifications – **6238 Linworth Rd.** (Linworth Baptist Church) **CU 02-16** (Amendment to CU 03-15)

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following for the staff memo:

Background & Request:

This was a single-family residential property abutting the north side of the Linworth Baptist Church on the east side of Linworth Rd. The Municipal Planning Commission approved a Conditional Use Permit in March of 2015 to allow the church to construct a parking lot on the site. In May of 2015 the Board of Zoning Appeals approved variances allowing the use on the lot, and with parking in the front setback. Both bodies' approvals included a proposed landscape plan.

With construction of the lot, existing landscaping was removed that should have remained per the approved plans. The church is now asking to revise the previous approvals based on a new landscape plan. Application has also been made to the Board of Zoning Appeals.

Project Details:

1. A variety of trees, some of which were growing into the power lines, honeysuckle, and other plant material made up the existing vegetation at the front of the property that was removed. In addition, some vegetation was removed along the north side of the property. Retention of the plant materials as planned would have mitigated the impact of the parking lot from Linworth Rd., and the property owner to the north.
2. Seven 2.5" caliper Shingle Oak trees are now installed along the front edge of the parking lot, just beyond the 30" high Sea green Junipers that edge the parking lot.
3. Additional planting beds and deciduous trees are proposed at the southwest corner of the parking lot to screen the view from northbound drivers. Included are Taxus, Viburnum, perennials and grasses.
4. On the original site plan, the property line on the north was shown adjacent to the residential house to the north. Now, this plan which was based on a boundary survey shows the line further south. Although the distance from the parking lot to the house is still about 30', proximity of the parking lot to the property line is less than 25'. Per the Code, the parking lot could be 12.5' from the property line if screened with a masonry wall, solid fence, or a 10' wide strip of land planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than 4' in height. To help screen the parking lot from the neighbors to the north, 40 - 4' high evergreens were planted. Gaps

exist between the shrubs to allow room for the plants to grow; the landscape architect believes they will grow together in about a year. At the northeast corner of the parking lot, tiered retaining walls were added. Maiden Grass is proposed to screen the area.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "R" 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 the use will not be hazardous, inconvenient or conflict with the normal traffic on residential streets, taking into account the relation to main traffic thoroughfares and to street intersections, parking, screening and the general character and intensity of development of the area. The provisions for parking and screening shall be specified by the applicant and considered by the Commission.

Recommendation:

Staff is recommending *approval* of this application with the following consideration:

The additional landscape materials should help mitigate the impact of the parking lot on Linworth Rd., except taller evergreens at the southwest corner may help with year-round screening.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Todd Foley stated he is representing POD Design, 100 Northwest Blvd., Suite A, Columbus, Ohio. He said Mr. Paul Ward, and a few other from the church are also with him this evening. Mr. Foley said he wanted to expand upon what they are doing with the landscaping. Mr. Coulter asked Mr. Foley if he would first explain why all of the vegetation was ripped out. Mr. Foley said there were several trees along the road that were in poor condition, and the Honeysuckle was removed to keep the invasive plant from spreading. The other reason was because they needed to bury the power lines in that area to improve site visibility and safety and some of the trees were impacted by that excavation.

Through photographs, Mr. Foley described the vegetation planted on the north side of the property. He also said there will be a minimum amount of parking on that part of the lot. Mr. Foley continued to say the original plan that was approved as part of the process was to plant trees along Linworth Rd, and that is what they have done. They planted oak trees which will have sturdy trunks with low canopies. They are also using a mix of Viburnum, Redwood Dogwood, and evergreens.

Mr. Coulter said he was concerned about the neighboring properties across the street, especially when the cars park across from the houses at night and the glare from the headlights will bother the neighbors.

Mr. Hofmann said he is still concerned about the loss of vegetation and asked if there is an arborist's report available. Mr. Foley said no, he does not have a formal tree survey. Mr. Hofmann said Mr. Foley needs to be concerned about the houses across the street and not just when there

are cars parked there, the residents will be looking out into blight. The area was once all green and is now just a parking lot. Mr. Hofmann said he hopes some visual screening will help so the neighbors will not have to wait for five or six years for the plantings to fill in.

Mr. Reis explained that when the Board gets into these situations it is always after the fact. He feels that between the City and the owner there has to be some accountability when they start construction so that someone is there and understands what is approved and what can be maintained. Mr. Reis said he is of the opinion that some of the evergreens could have been saved. He understands that power lines were buried, but said there are ways of burying the cables away from the root structure so the tree would not have been bothered. Mr. Reis said if he lived across the street he would have been very upset. He feels evergreens will need to be planted to add screening that will work with the oak trees that have already been planted. Mr. Coulter said he is also concerned about ground cover on the hill.

Mr. Brown said the original approval did include the removal of Honeysuckle, but the Board was unaware as to what amount was going to be removed. Mr. Brown asked to avoid planting something that would be in the way of the power lines. Mr. Coulter asked what is needed to be added in addition to what the applicant is presenting, primarily to protect the neighbors.

Mr. Foley said he wanted to address Mr. Coulter's question about the slope. He said the sloped area is heavily covered by ivy, and that area will be maintained along with the new landscaping being presented at the meeting this evening. Mr. Foley said the area is relatively dormant at the moment but the ivy also adds to the degradation of the trees because trees become smothered. Mr. Foley said they could plant a mixture of evergreens and ornamental grasses in the sloped area that would be more aesthetically pleasing than building just a wall.

Mr. Foust said although he is not a voting member, he would like to make a few comments because he lives across the street from one of the City's parking lots, which has 24' coniferous shrubs and some 10' or 12' deciduous material that was planted thirty years ago and still has yet to fill in. He frequently has headlights blaring in his windows. In order to avoid that situation he feels a double or triple row of something would be needed to properly screen the area, or possibly erect a wall tall enough to hide the headlights. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application.

Mr. Paul Ward stated his address is 3384 Sunnybrook Ct., Columbus, Ohio, and he is a member of Linworth Baptist Church. He said the parking lot in question is an overflow lot that usually does not get many cars parked in the area. Mr. Ward said the church does not offer Sunday night services, and they do not use the parking lot during Wednesday night services. There is no anticipation of using the overflow parking lot at night. The lot is only used when the church is at maximum capacity during Sunday morning services. Mr. Ward said he was told by Buck and Sons, who planted the bushes along the road that the bushes would grow to height of 4' to 6' and would have to be trimmed as a hedge.

Mrs. Ashley Zollars stated she and her husband own the house next door at 6280 Linworth Rd., Worthington, Ohio. Mrs. Zollars said that is her primary address, and she and her husband recently purchased two homes on the other side of the street that are directly affected by this property. She and her husband approved of the church's expansion and they had multiple conversations with them before purchasing the additional homes. Mrs. Zollars said they thought there was supposed to be a distance of twenty-five feet from the property line instead of twelve feet. She said if someone hit the gas instead of their brake the car would land in her daughter's bedroom. When she originally remodeled her home, she wanted the architect to add a bathroom in the area near the sloped hill, but was told that she could not do that because of the fragility of the area. She said there was no soil testing done, and therefore does not know what is going to happen to her home. Mrs. Zollars said cars are parked in the area near her daughter's bedroom every single Sunday and she would like a soil test done before this project moves forward. She would also like the asphalt excavated and taken out and moved back to the twenty-five foot line instead of twelve to give her home more protection. Another suggestion Mrs. Zollars made was to adjust the parking to parallel parking so in the event someone hit the gas instead of the brake the car would hit a car in front of them instead of going into her daughter's bedroom.

Mrs. Zollars said prior to the church's expansion they could not see either building from the east side of their home. Her property is 1.25 acres and was nicely secluded, and now all she sees behind her house is two structures. She feels the issues with her primary home are more important and feels they were not told the entire story when the plan was originally developed. She thinks they did not sign up to have a parking lot hanging over the side of their home. She feels like the parking lot sits on top of her home and she is concerned about her home's foundation because of the fragility of the hillside. Mrs. Zollars said she would like to again request the applicant have soil testing done to make sure that nothing will happen to her home. Mr. Coulter asked Mr. Brown if the edge of the parking lot is different from what was originally approved and Mr. Brown said the distance between the parking lot and house is the same. Mr. Foley requested for this application to be tabled to work out some of the issues. Mrs. Zollars said she and her husband notified city staff and the church to explain that they were not comfortable with this project moving forward.

Mr. Reis moved to table this application and Mr. Hofmann seconded the motion. All Board members voted, "Aye." The application was tabled.

D. Other

Mr. Brown said he would like to remind Board members use the City email addresses. He said there is a COTA meeting on February 4, 2016 from 6:30 p.m. to 8:00 p.m. at the Old Worthington Library to discuss a turnaround for an east-west connector bus. Also next Thursday there will be a meeting to discuss redevelopment at the Holiday Inn site. That meeting will be from 6:00 p.m. to 8:00 p.m. at the hotel. Mr. Coulter said neither of these meetings was organized by the City. Staff did their diligence to get the word out even though they received very short notice.

E. Adjournment

Mr. Reis moved to adjourn the meeting at 9:50 p.m. and Mr. Hofmann seconded the motion. All Board members voted, "Aye." The meeting was adjourned.