



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
June 9, 2016

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Michael Coulter, Chair; Kathy Holcombe, Secretary; Edwin Hofmann; Amy Lloyd; and David Foust. 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. Commission members James Sauer, Vice-Chair; and Thomas Reis were absent.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the May 26, 2016 meeting.

Mr. Hofmann moved to approve the minutes and Mr. Foust seconded the motion. All Board members voted, "Aye." The minutes were approved.

4. Affirmation/swearing in of witnesses – Members of the audience were sworn in by Mrs. Bitar.

**B. Architectural Review Board**

Mr. Foust explained the photograph being displayed was taken in downtown Worthington, Ohio, along High Street in the Village Green area facing south, sometime between 1907 and 1908. He said the reason that he brought the photograph is because of two applications that will be discussed this evening that concern the same area. The first building on the right was 693 ½ High Street. The original building in that location was the home of James Kilbourne, which was torn down around the year 1880 and replaced with a typical Victorian storefront. Mr. Foust said he believed the building in the photograph was destroyed by fire early in the 20<sup>th</sup> Century and replaced with the building that is currently there. On the other side of the street in the photograph there were two 1870's to 1880's style storefronts, which are the same location as 666 High Street. The original buildings remained until the early 1960's and were torn down at that time. At the time High Street was named State Street. In the center of the street was a small trolley car. There was a trolley track that came up High Street from Columbus, starting around 1895.

## 1. New

- a. Modified Deck Railing – **155 Lake Ridge Rd.** (Matthew Jehn) **AR 77-16** (Amendment to AR 31-16)

### **Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

#### **Background & Request:**

Lake Ridge Rd. was part of the Kenyon Brook Subdivision approved in 1987. Because the original parcel was adjacent to N. High St. and therefore in the Architectural Review District, the entire 15 lot subdivision was retained in the District although only 1 of the lots is adjacent to N. High St. The four easternmost lots of the subdivision have frontage on the Lake Ridge Rd. cul-de-sac, and back up to lots on Kenyon Brook Dr.

This application deals with the 0.4255 acre lot at the southwest corner of the cul-de sac. The house on this property was constructed in 1988, including a first floor deck, with a lower deck approved in 1989. The property owner received approval in March of 2016 to replace the deteriorating rear decks, with an expansion for the upper deck and an attached gazebo. Approval of this application would allow for a different style railing.

#### **Project Details:**

1. Construction of the new 1400 square foot deck was approved to be with Trex composite material. Wire rope horizontal railing was proposed along the upper deck and stairs.
2. Now proposed is a Trex composite railing option, Radiance Rail Express. The rail would have vertical pickets and be Kona (brown) in color.

#### **Land Use Plans:**

##### Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines for additions and decks to be located as far to the rear as possible. Design and materials should be traditional, and compatible with the existing structure.

#### **Recommendation:**

Staff is recommending approval of the application. The proposed railing is compatible with the house and appropriately located.

#### **Discussion:**

Mr. Coulter asked if the applicant was present and no one came forward. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application but no one came forward.

**Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY MATTHEW JEHN TO AMEND CERTIFICATE OF APPROPRIATENESS #AR 31-16 BY MODIFYING THE RAILING FOR THE NEW REAR DECK AT 155 LAKE RIDGE RD. AS PER CASE NO. AR 77-16, DRAWINGS NO. AR 77-16, DATED FEBRUARY 26, 2016, 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. Coulter, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye; and Mr. Foust, aye. The motion was approved.

b. Sign – **666 High St.** (Kerbys LLC/Gloria Yonadi) **AR 78-16**

**Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

This commercial building was constructed in 1964, with the first floor for shops and restaurants and the second floor for offices. The Whitney House is the only tenant on the first floor, and has awning and projection signs. The second floor houses offices, which are listed on a recently replaced first floor joint identification sign. The building owner is now seeking approval for that sign.

At the last meeting, a second floor business, Meacham Real Estate, was approved for a new projection sign on the first floor. That sign is constructed of a metal composite material, and replaced a similarly styled sign approved in 2012.

**Project Details:**

1. The former joint identification sign was similarly sized, but was constructed of a material that had some thickness. The sign had scroll-like features at the top and bottom, and was cream with a blue border and black text.
2. The new sign appears to be constructed of a rectangular piece of sheet metal with a white background and black text in 2-3 different sizes. The font appears to be the same, except some text is bold.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

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:**

Staff is recommending *denial* of this application, as the new sign does not resemble a traditional sign material, and is not compatible with the other signs in Old Worthington.

**Discussion:**

Mr. Coulter asked if the applicant was present. Ms. Gloria Kerbler Yonadi stated her address is 1160 Green Ravine Dr., Westerville, Ohio. Ms. Yonadi said her sign was stolen and she called the police department. Another sign in the same area was also stolen. Ms. Yonadi explained she was unaware she needed approval for a directory sign. She said she picked the sign because of economics, but if the Board wants her to remove the sign she would.

Mrs. Holcombe said she did not think the metal sign looked very good on the building. The sign looks temporary. Ms. Yonadi said signage is important for her tenants.

Mr. Hofmann said this is one of the most important buildings downtown and the building is beautiful. He said the Whitney House has done a terrific job with what they have done. The metal sign detracts from all the other beautiful elements. Mr. Hofmann said he understands the expense, but feels replacement of the sign is necessary for the façade of the building.

Mr. Coulter said he was not sure if the original sign was made of wood or a composite, but the sign had a special dimensionality, which he appreciated. The new metal sign looks like a no parking or towing sign. Mr. Coulter would like to see the sign replaced with something that looks like the sign that was there before.

Mr. Foust said Ms. Yonadi has taken great care of this building over the years. He said one of the most striking features of that building is the front window with the wood trim. The metal sign does not look compatible with the window. Mrs. Holcombe said Ms. Yonadi would be doing her building a favor if she puts up a really cool sign. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Ms. Yonadi requested to table the application until she has obtained the design of the new sign.

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

- c. Modifications & Extension of Previous Approval – **41 W. New England Ave.** (New England Construction) **AR 79-16**

### **Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

#### **Background & Request:**

This site includes the Snow House and a commercial structure. The Snow House was built in 1814 by John Snow, who was an influential leader of the Masonic Lodge and held early lodge meetings at the house. The Federal style brick house features a symmetrical five-bay façade, and is listed on the National Register of Historic Places. An addition was later constructed to the rear. The Snow House was used as a residence until approximately 1930; was an annex to the Worthington Inn; and most recently housed an expansion of Igloo Letter Press. The commercial structure was constructed around 1920, likely as a garage/carriage house/utility shed, and was converted for commercial use. Most recently the Candle Lab and Igloo Letter Press were located in the building. There is also a shed on the site in the southwest corner.

In 2014, the owners were approved to demolish the commercial structure and shed on the property, and construct 5 new dwelling units on the site. The Snow house was to remain unchanged and be used as a single dwelling unit, except the metal stair to the rear was to be removed. Now the applicant is proposing modifications to the Snow House and adjacent landscaping; and requesting an extension of the previous approval for demolition and construction.

#### **Project Details:**

1. Snow House Modifications:
  - a. Magnolia trees to be retained at the front of the site are now proposed for removal. The owner is citing concern with maintaining structural integrity for the Snow House foundation. For the same reason, a planting bed with shrubs in front of the building would be replaced with brick pavers. The brick sidewalk in front of the building would be widened to run adjacent to the building, and continue the same herringbone pattern.
  - b. The entire roof is proposed for replacement with new “Weathered Slate” asphalt shingles.
  - c. For the structure, replacement of the siding on the rear of the house is proposed. Much of the existing wood shingles will not hold paint. Wood shingles are on the first and second floors on the western part of the addition, and on only the second floor with brick below to the east. The owners are proposing replacement with 6” Hardieplank lap siding.
  - d. Fascia, trim and moldings on the building are proposed for replacement with a fiber cement product, unless in good condition. Fypon was proposed for the rear porch columns, but wood was approved. All trim would be painted “Grant Beige” (eggshell).
  - e. Gutters and downspouts are proposed for replacement in classic bronze.
  - f. Existing aluminum clad wood windows are proposed to stay, as are the wood doors,

- light fixtures, and the back metal stairs, which would be painted black. It is not clear if the windows would be painted eggshell like the trim, or remain white.
2. Extension of Previous Approval Request:
    - a. Five two-story townhomes constructed of brick 6” Hardieplank lap siding were approved around the perimeter of the site, each having an attached two-car garage and private patio area. The siding was to be “Acadia White” (eggshell), with Charlotte Slate and Arroyo Red accents. Classic Bronze metal was approved for flashing; gutters; downspouts; and porch, garage and dormer roofs. “Antique Slate” asphalt shingles were approved for the roofs of the main structures. Wood columns and trim; single hung 6 over 6 Andersen vinyl windows; and Carolina Lanterns coach lamps were also proposed. The size of the dwelling units was to range from 1916 square feet to 2095 square feet in area.
    - b. A two-car detached garage and patio were approved to the rear of the Snow House. A mixture of landscape and hardscape elements were approved around the units and on the patios including: ornamental and shade trees; shrubs; perennials; sidewalk and patio surfaces of brick, concrete and stone; and privacy fencing and gates. The cedar privacy fencing was approved to be 6’ high, with the top foot being open style vertical slats.
    - c. Installation of a surface water management facility was necessary, and was shown conceptually on the Grading and Utility Plan.
    - d. A transformer was shown adjacent to the Snow House garage and with a screen around. Condensing units were shown mainly behind units and would be screened with evergreen shrubs and tall grasses.
    - e. Trash was expected to be stored individually in the garages.
    - f. Demolition of the commercial building and shed was approved. Painting of the commercial building is now proposed until the owners are ready to demolish.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington.

Landscaping: Worthington’s mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington’s important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk.

Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

**Staff Analysis:**

- Removal of the plantings at the front of the building may change the character.
- Replacement of deteriorated wood with a fiber cement product would provide a contemporary material that simulates traditional ones, but the preferred option would be to use wood. The siding should retain the same look, rather than be changed to a lap siding.
- Clarification is need as to whether the windows and trim would both be painted.

**Recommendations:**

Due to the age of the structure, wood should be used were replacement is needed whenever possible. The siding should be replace with wood shingles to match. The roof would appropriately be replaced with asphalt shingles. Extension of the previous approval for the townhomes and demolition is appropriate.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Carter Bean stated he is representing Bean Architects and his address is 4400 N. High St., Columbus, Ohio. Along with Mr. Bean was Mr. Kevin Showe who said he is the caretaker and owner of the property. Mr. Bean said he first wanted to discuss the trees and shrubbery because they are compromising the foundation of the building. The trees and shrubbery need to be removed so that the soil can be stabilized. Mr. Bean said as part of the replacement of the brick sidewalk they will make sure there is proper drainage away from the foundation so they can preserve the house as long as possible. The roof is going to be replaced with asphalt shingles. Mr. Bean said a house of this style, whether Federal or an Adam's style of home, would rarely have had shingle siding. He said all of the examples of his research for this style of home had siding and some of the homes had brick, but none of the examples had shingles.

Mr. Bean said in regards to the townhomes that will be surrounding the Snow House, the suggested materials are going to be compatible with the balance of that construction. He said they do not intend for the house to disappear, the individuality and history of the house will be respected. Changing from wood to fiber cement will help save the house.

Mr. Showe said this house was the first Worthington residences that was built in 1811. He said they stumbled into a little problem and found some termite damage near the fireplace and traced the source. They opened up a couple of floorboards and determined they had a real problem on their hands. Mr. Showe said when the home was built the foundation only sits two and a half feet below the grade. Three layers of brick were laid directly on the clay. There is no stone foundation. He said what has aggravated the problem are the beautiful magnolia trees that he hates to cut down, but there are very thick roots coming through to the brick. They had to remove the entire first floor. Mr. Showe said he has a permit to put a trench footing on the inside of the building and have the house structurally supported. He said this project has been a challenge and they were surprised about the deterioration of the brick. After they tore into the brick they brought in a brick restoration specialist to lay the brick and now the floor is stabilized.

Mr. Showe reiterated Mr. Bean's comments about the importance of keeping water away from the foundation of this building. He said he feels they have a good plan of attack. All Ohio Masonry assisted them with the diagnosis and explained what they should do, what they should not do in terms of the interior and exterior. Mr. Showe said the house has severely settled over the years and they almost lost the whole front façade. He said seeing the termites was a good thing because that caused them to look further into the crawl area that was not accessible. Mr. Showe said Mr. Bean and his team have evaluated what needs to be done. They will be seeking building permit approval to get the interior floor supported properly and have a conforming staircase. The ladder stair that is currently there now is dangerous. They are fixing the interior and exterior and this will be a greatly restored project once they have finished.

Mr. Coulter said he understands the desire to remove the magnolia trees, and if the Board agrees that solution is possible, they will want to see a landscape plan showing how the trees will be replaced, both short term and long term. Mr. Coulter explained they do not want to see the trees removed and the area left with a big bare spot. They will want to see the growth come back. Mr. Coulter asked Mr. Foust if he had any historic photographs that would show the siding on the back of the house. Mr. Foust said he does not. The only photograph he found showed nine over nine windows on the front of the building, probably from the 1930's. Mr. Foust said he believed the house had three separate additions. He believes the first floor brick addition in the back was for a kitchen, possibly added sometime in the 19<sup>th</sup> Century. The second floor above was also a 19<sup>th</sup> Century addition. The brick on the second floor is different than the brick on the second floor. The long addition going across the back was probably added sometime in the 1920's when plumbing came to Worthington. Mr. Foust said may be when shingles were added because shingles were popular in Worthington in the 1920's and 1930's, all the way to the 1950's. He said to make this house look a little more authentic he feels the lap siding is probably a better choice instead of the shingles. Mr. Foust said the only thing he would suggest is that six inches may not be the proper spacing, he does not want to see this building fully blend in with the townhomes and look like a newer building. He said the Snow House needs to keep the authentic look and not look like the other new townhomes. Mr. Foust suggested using five inch lap siding instead of the six inches. Something different so the Snow House will not look exactly like the other townhomes. Mr. Coulter said he agreed with Mr. Foust.

Mrs. Lloyd wanted to know what the siding material would be and Mr. Showe explained they would be using the cementitious hardiplank. Mr. Showe said they also presently have a lot of walnut trees and a large portion of the damage that was done to the house was caused by extensive squirrel activity. The squirrels burrowed through the siding, the fascia and the roof. Mr. Showe said he does not want to see anything planted near the house because where the bricks are below the mortar does not exist. Mr. Showe said their intention is to pour a concrete base in front of the Snow House, closer to the building, similar to the Worthington Inn, where the masonry walk is adjacent, but not touching the building. He said because of the incompatibility of the hardness of the concrete and the softness of the brick they have to be cognizant that there is an issue.

Mr. Showe said in regards to the interior of the home, the recommendation is to have a foundation wall following the shape of the front form and to have an air space. He said they have done

extensive research how to restore buildings with certain conditions such as severe deterioration. The trees and the roots are a huge problem and the moisture is a huge problem. Their desire is to get the water away from the frontage. They will be installing drain tile on the east and west elevations to drain into the curb. Mrs. Holcombe asked Mr. Showe if he was going to in tuck point the inside of the brick and Mr. Showe said that has already been done. This is an unusual condition because of the aging structure, and has been very costly.

Mr. Coulter said in regards to the trim on the house he would rather see natural products used instead of Fypon. Mr. Showe was uncertain where Fypon was to be used. Mr. Bean pointed out the Fypon was to be used for the columns on the side porch. Mr. Coulter asked Mr. Showe to discuss the trim on the windows. Mr. Showe said the trim on the front windows will be painted off-white, there is a combination of wood and vinyl on the windows. The ledges are wood and those will be stripped and painted. Mr. Bean said painting vinyl is a difficult task if you want the paint to last. There will be a two tone look to the windows, but not a stark contrast.

Mr. Hofmann asked what the plan is if the sidewalk extends to the house. He said he was concerned about the infill of brick and if there will be difficulty in matching the brick. Mr. Showe explained they will be relaying the same brick after they put the proper cement foundation down. Mr. Hofmann asked if Mr. Showe would consider adding an architectural box or planter in front of the house since the trees will be gone and Mr. Showe said yes, he would do that. Mrs. Holcombe asked how many trees would be removed and Mr. Showe said the three Sweet Bay Magnolia trees would be removed. Mr. Coulter said the Board would like to know how the trees will be replaced, what kind of trees, and where will the trees be planted. Mr. Showe explained that landscaping will be further away from the building because they want to minimize any root exposure to the foundation of the building. He referred to the landscape plan that includes the townhouses.

Mr. Coulter said the Board does not have any concerns about the demolition of the shed in the back because the shed does not have any historical significance. He asked Mr. Showe if the other building is only going to be there for the next eighteen months what type of work would be done to spruce up the building and Mr. Showe said they would be repainting the front of the building. Mrs. Holcombe asked when the townhome project would be started and Mr. Showe said probably sometime next year. Board members had no other questions or concerns. Mr. Coulter asked 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. Foust moved:

**THAT THE REQUEST BY NEW ENGLAND CONSTRUCTION TO AMEND CERTIFICATE OF APPROPRIATENESS AR 51-14 BY MAKING MODIFICATIONS TO THE SNOW HOUSE AND LANDSCAPING; AND FOR AN EXTENSION OF AR 51-14 FOR DEMOLITION AND NEW CONSTRUCTION AT 41 W. NEW ENGLAND AVE., AS PER CASE NO. AR 79-16, DRAWINGS NO. AR 79-16, DATED MAY 27, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE**

**STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED WITH THE FOLLOWING CONDITIONS:**

- To include a landscaping plan that will show planting boxes on the front of the building as well as replacement landscaping on the east and west side of the house ;
- The trim on the Snow House is to be wood instead of Fypon;
- To look at siding of a different size so the difference would distinguished between the original Snow House and the new townhomes.

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

d. Walls & Stairs – **55 W. New England Ave.** (Martin Raupple) **AR 80-16**

**Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

This English Revival house was originally constructed in 1928. The 57.5' wide property is adjacent to the Bond House on the east side and across the street from the municipal parking lot and Old Rectory. The homeowners recently constructed a small addition to the rear, and a roof over the rear entry. This request is to install a new stone retaining wall; cap an existing retaining wall; and add steps with a rail.

**Project Details:**

1. The new retaining wall would be on the east side of the property to accommodate a change in the grade. About 27' of Techo-Bloc Champlain Gray colored Mini Creta block is proposed to be 3 ½' high. At the northern end, the wall would taper to a single layer of block to edge the planting bed, ending at the corner of the house.
2. On the west side of the house there is a retaining wall adjacent to the drive that is proposed to be repaired, and recapped with 2 ½" thick Indiana Limestone. A roughly 4' wide section of the wall would be removed to allow placement of Limestone steps to connect the side porch and the driveway. Wrought iron rails with vertical pickets are proposed with the new steps.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Many traditional fence and wall types are appropriate for use in Worthington. Earlier examples, typical of early- to mid-19<sup>th</sup> century homes, include rail fences, vertical board fences, and low masonry walls. All fencing materials require maintenance.

**Recommendations:**

Staff is recommending approval of the application. The proposed wall and steps, and maintenance of the existing wall are appropriate.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Martin Raupple stated his address is 55 W. New England Ave., Worthington, Ohio. Mr. Raupple said the cap on the wall is deteriorating and he has been repairing since he purchased the home in 2009. Mr. Raupple showed the limestone cap sample to the Board. He said the cost to replace the entire wall would be very significant so this is a more economical solution, the height and length will still be the same. He believes there used to be a stairway to the porch at some point as is evidenced in the wall. Mr. Raupple said they are going to have a wrought iron rail made by Fortin Ironworks.

Mr. Coulter asked Mr. Raupple if he had spoken with the neighbors about what he plans to do on the east side, and Mr. Raupple said the neighbors are fine with the project. Mr. Foust asked how far back the wall will go and Mr. Raupple said the wall will stop at the chain link fence. Mr. Foust said the catalogue cut shows some vertical stones and wondered if that was planned. Mr. Raupple said the stones would all be placed horizontally.

Mr. Showe said he is the owner of the Bond House next door to Mr. Raupple, and feels Mr. Raupple is a great neighbor because he is young and ambitious, and has done a great job of taking care of his home. Mr. Showe is fully in support of Mr. Raupple's request. Mr. Foust suggested the addition of drain tile to Mr. Raupple's project at the base of the wall so that water can be drained away from the property.

Mr. Myers asked Mr. Raupple if he has used this cement product before and Mr. Raupple said no. Mr. Myers asked Mr. Raupple if he has done any research on how well this product weathers because a lot of concrete products do not weather well and you can see the aggregate, and if the dye is blended into the concrete. Mr. Raupple said the dye is built into the concrete. Mr. Myers asked about the quality of the product, and Mr. Raupple said the product is very expensive. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application but no one came forward.

**Motion:**

Mr. Hofmann moved:

**THAT THE REQUEST BY MARTIN RAUPPLE FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A WALL AND STEPS, AND MODIFY AN EXISTING WALL AT 55 W. NEW ENGLAND AVE. AS PER CASE NO. AR 80-16, DRAWINGS NO. AR 80-16, DATED MAY 27, 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; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye and Mr. Foust, aye. The motion was approved.

## **C. Municipal Planning Commission**

### **1. Conditional Use**

- a. Recreational Facility and Offices in C-5 Zoning District – **693 ½ High St.** (689 North High LLC) **CU 08-16**

### **Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

#### **Background & Request:**

This commercial building was constructed in the early 20<sup>th</sup> century and has had mainly retail on the first floor, with a mix of personal services and office on the second floor. A Conditional Use Permit was granted for an office use in a portion of the space in 2000, but otherwise there are no Conditional Use Permits on file for the second floor of the building. This request is for approval to operate a yoga studio and offices on the second floor.

#### **Project Details:**

1. The yoga studio would occupy Suite “J” of the second floor space which is 450 square feet in area. The space is near the middle of the north side of the building. The business owner plans about 10-12 classes per week (10-16 students per class), with classes in the mornings and evenings on weekdays. Weekend classes and workshops are also planned.
2. Second floor suites have typically been used as offices, so the owner is requesting a blanket Conditional Use Permit for offices on the second floor.

**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 – Parking would be shared with the other Old Worthington businesses. Clients walking or biking to the facility could help. Office tenants and clients should park in locations other than the spaces on High St.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – Recreational facility hours are as listed above. Office hours are typical of other offices.
8. Shielding or screening considerations for neighbors – Not applicable.
9. Appearance and compatibility with the general neighborhood – Signage and any exterior building changes would have to be approved by the Architectural Review Board.

**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 Design Guidelines, Architectural District Ordinance and Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington according to the Comprehensive Plan. Old Worthington is the heart and symbol of the Worthington community and it is one of the most successful original town centers in Ohio. It remains a key retail location for the City with the result being a vibrant and successful retail node that invites the community to gather and is the envy of other authentic town centers. If the buildings and area continue to be well-maintained, the restaurants are supported, and retail zoning in the area closely guarded, Old Worthington should continue to thrive. Focus retail and office uses to the High Street corridor with particular attention on retail for first floors in Old Worthington. Market to desired retail users that are targeting the authentic town center with pedestrian-oriented store plans and products.

**Recommendations:**

Staff is recommending *approval* of the application, with a commitment by the property owner to direct tenants away from parking spaces on High St., which should be reserved for retail and restaurant customers. Both uses are appropriate for the second floor of the building. The permit for office use should be approved for all second floor spaces now and into the future. The recreational facility should only apply to Suite J and the general parameters of the yoga studio.

**Discussion:**

Mr. Coulter asked for the applicant, and Mr. Jeff Kayati, 6361 Proprietors Rd., Apt. B8, Worthington, Ohio came forward. Board members did not have any concerns. Mr. Coulter asked if there was anyone that wanted to speak regarding this application and no one came forward.

**Motion:**

Mrs. Holcombe moved:

**THAT THE REQUEST BY 689 N. HIGH ST. LLC FOR CONDITIONAL USE PERMITS TO OPERATE A RECREATIONAL FACILITY AND OFFICES ON THE SECOND FLOOR AT 693 ½ HIGH ST., AS PER CASE NO. CU 08-16 DRAWINGS NO. CU 08-16, DATED MAY 26, 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; Mrs. Holcombe, aye; and Mr. Hofmann, aye. The motion was approved.

- b. Recreational Facility in I-1 Zoning District – **402 E. Wilson Bridge Rd.** (New Avenue Architects & Engineers) CU **09-16**

### **Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

#### **Background & Request:**

This building was constructed in the early 1980's and houses a variety of tenants. The building is at the front of a 9.4 acre parcel with 4 buildings. A business called Topline Ballroom would like to operate in Suite C. The dance studio would offer group and private ballroom dancing instruction, with private lessons (up to 8 participants) generally between 5:00 pm and 9:00 pm, and group lessons (maximum of 15 participants) usually at 7:00 pm.

**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 – Parking is provided adjacent to the building, and should be ample to accommodate the use.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – The business would operate every day from 1:00 pm to 10:00 pm.
8. Shielding or screening considerations for neighbors – No change to building or site.
9. Appearance and compatibility with the general neighborhood – A sign band above the entrance would provide a space for a sign to match others in the complex.

#### **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.

#### **Recommendation:**

Staff is recommending *approval* of this application. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Brent Racer stated he is representing New Avenue Architects & Engineers, and his address is 4740 Reed Rd., Suite 201, Columbus, Ohio. Mr. Coulter asked Mr. Racer if he planned to place a sign and Mr. Racer said yes, at some point. Mr. Racer said they needed to take care of this portion of the project so they can get the lease finalized. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application but no one came forward.

**Motion:**

Mr. Hofmann moved:

**THAT THE REQUEST BY NEW AVENUE ARCHITECTS AND ENGINEERS FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 402 E. WILSON BRIDGE RD., AS PER CASE NO. CU 09-16, DRAWINGS NO. CU 09-16, DATED MAY 27, 2016, 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. Coulter, aye; Mrs. Holcombe, aye; and Mr. Hofmann, aye. The motion was approved.

- c. Automotive Services - Major in I-1 Zoning District – **6661 Huntley Rd.** (Tiltons Automotive Service) **CU 10-16**

**Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

Tiltos Automotive Service moved to this location at the northwest corner of Huntley and Schrock Roads from 6600 N. High St., and occupies the entire building and site. A Conditional Use Permit is required for this business to operate in the I-1 Zoning District. “Automotive service major” means the repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, painting and steam cleaning of vehicles. A Certificate of Occupancy is also being sought from the Division of Building Regulation.

The site is just under an acre in size and includes a 20,600 square foot building that was built in 1970. In the late 1970’s, a variance was granted to allow parking in the required setback along Huntley Rd. In addition to pavement adjacent to and in some cases beyond the right-of-way line, there are two drive entrances along Huntley Rd., all of which was in place before Tiltos moved to the site.

**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 – There has been an increase of traffic to and from the site, but the roadway and intersection are designed for full use of the properties in the corridor. Vehicles are typically parked in all of the paved areas.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – No safety or health considerations have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – The applicant states they are properly storing and disposing of hazardous materials.
7. Hours of use – Hours are Monday - Friday from 8:00 am to 6:00 pm.
8. Shielding or screening considerations for neighbors – There are shrubs near the south end of the building, and street trees along Schrock Rd. and Huntley. Additional street trees along Huntley Rd. between the drives may be beneficial.
9. Appearance and compatibility with the general neighborhood – The site is generally compatible with the industrial district, although may have more vehicles in view from the right-of-way.

#### **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.

#### **Recommendation:**

Staff is recommending *approval* of this application, with the possible addition of trees on the east tree lawn.

#### **Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Chris Tilton stated his address is 261 N. Chillicothe St., Plain City, Ohio. Mr. Tilton said fiber optic cables were recently installed in the same area where there was a discussion about adding trees. Mr. Andy Tilton stated his address is 580 Hartford St., Worthington, Ohio. Mr. Tilton said they do not paint automobiles they just service them. He also said they do a diligent job of getting rid of items that could cause environmental problems. Mr. Tilton said he was going to mention the same thing that his son did about the trees, because the fiber optic cable was recently installed. He said the trash dumpsters are located where they are so that the disposal trucks can reach them. Mr. Tilton explained that they will only be at this location for another eighteen months. He said they have shown the City staff the plans to move across the street to the G.E. (General Electric) lot.

Mrs. Holcombe said she thinks their current building looks great and is in a great location. Mr. Tilton said the new building will be built specifically for what they do. Mr. Chris Tilton said he would like the City staff to take a look at adding a left turn signal going east on Schrock Road. Board members had no other questions or concerns. 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. Holcombe moved:

**THAT THE REQUEST BY TILTONS AUTOMOTIVE SERVICE FOR A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOTIVE SERVICES – MAJOR BUSINESS IN THE I-1 ZONING DISTRICT AT 6661 HUNTLEY RD., AS PER CASE NO. CU 10-16, DRAWINGS NO. CU 10-16, DATED MAY 27, 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; Mrs. Holcombe, aye, and Mr. Hofmann, aye. The motion was approved.

**C. Other**

Mrs. Bitar stated that Telhio has submitted for their building permit drawings and upon review a few things were found that were slightly different. They did not make the application deadline to be on this evening's Agenda, but staff hoped to get the Board's opinion to see if they believe the applicant needs to come back for further discussion. Mrs. Bitar reviewed the following items that were different:

- Cast stone was originally approved for the trim work, but then came back to the Board because they wanted to use EIFS, but now they have decided to go back to the cast stone that was originally approved;
- The Board approved the windows as to be clear glass. They have now proposed a gray tint for just the windows in the lobby;
- The two windows that were to be halfway bricked in will now be full glass and have a screen applied to the lower portion of the window;
- The monument sign shows a base that is larger than what was approved so their construction drawings have been changed to reflect the size of the base that was approved;
- Three additional cameras will be added for security.

Mrs. Bitar said the biggest thing the Board needs to discuss this evening are the windows. Mr. Coulter asked if the applicant was present. Mrs. Bitar swore in the applicant. Mr. Jim McDonald stated he is representing Lusk Architecture and his address is 2011 Riverside Dr., Columbus, Ohio. Mr. McDonald brought a photograph and explained why the bank wants to use tinted glass. There are four windows that Telhio would like to tint, two of the windows face the east, one facing north and one facing south. Mr. McDonald said the tinted windows are needed for glare control. One of the self-service stations will be directly in front of one of the windows and the other three

windows are in work station areas where bank employees will be located to talk with customers. He said the tint will be light gray, and will not show up as a mirror. You will still be able to see into the bank. The bank does not want to install blinds because that could become a security issue. Mr. Hofmann asked what the percentage of the tint is and Mr. McDonald said roughly forty percent. He will have the samples available at the next meeting, but they have already been installed at the Reynoldsburg, Ohio branch.

Mr. Brown explained that an Appeal has been filed for the Sharon Memorial Hall proposed sign and will go to City Council on June 20, 2016, to see if Council would like to hear the Appeal. If they do, the Appeal will heard sometime in July. There was no other business to discuss.

**D. Adjournment**

Mr. Hofmann moved to adjourn the meeting at 8:30 p.m. and Mrs. Holcombe seconded the motion. All Board members voted, "Aye." The meeting was adjourned.