



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
March 23, 2017

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: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; James Sauer; Edwin Hofmann; Amy Lloyd and David Foust. Also present were: Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the March 9, 2017 meeting

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

4. Affirmation/swearing in of witnesses

**B. Architectural Review Board**

Mr. Coulter asked Mr. Foust to explain the photograph on display. Mr. Foust said the picture was of one of two houses that was along High St. about where the Griswold Senior Center stands today. One was brick and the other was wood framed, but both were similar in style and built somewhere between the late 1800's and early 1900's.

- a. Siding – **116 E. North St.** (Jonathan Whiston) **AR 21-17**

**Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

This house was built in the early 1950's and is a contributing property in the Worthington Historic District. The one-story vernacular house has a painted brick façade and lap siding on the other

three walls. Board and batten style siding is in the east and west gables. The house is off-white with tan window trim and shutters. The garage is constructed of concrete block with lap siding in the gables.

The applicant is proposing to replace the existing siding and change the color of the house and garage.

**Project Details:**

1. The proposed siding is 5 ½” cementitious lap siding, which would match the size of the existing. In the gables, the vertical siding would be replaced with lap siding. The siding in the garage gables would also be replaced. A change to the trim materials in the roof over the side entrance is also proposed.
2. The proposed color for the house and garage is green, with the trim being taupe.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Wood siding is preferred, and should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding. New siding should match the thickness and width of the old as closely as possible. Design and materials should be traditional, and compatible with the existing structure.

**Recommendation:**

Staff is recommending approval of this application. Although the gables could be replaced in the same board and batten style as the existing, extending the proposed lap siding to the gables would be acceptable.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Jonathan Whiston, of 116 E. North St., Worthington, Ohio, did not have other comments. Mr. Sauer said he drives by this house on a regular basis and was happy to see the house is always well maintained. Mr. Coulter asked if there was anyone to speak either for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY JONATHAN WHISTON FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIDING AT 116 E. NORTH ST. AS PER CASE NUMBER AR 21-17, DRAWINGS NUMBER AR 21-17, DATED MARCH 8, 2017 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

b. Sign – 2181 W. Dublin-Granville Rd. (Next Day Signs LLC/TL Nails) AR 22-17

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

Mrs. Bitar reviewed the following from the staff memo:

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

This shopping center was originally constructed in the 1950's, with a major addition and renovation completed in the late 1980's. At that time, the storefronts and signs were approved in a uniform manner, with 3 similar fonts allowed for the individually mounted lettering to be placed in the sign bands. In 2008, the eastern half of the building was approved for a facelift with a change to the sign styles, while the western sign bands remained the same. Various fonts have been approved over the years for the signs on the western half, although the basic size, style and off-white color have been mostly consistent.

The space at 2181 has been home to Subway, Physicians Weight Loss Center, Allstate, an acupuncture business, and a computer services business. This is a request for a unique font and logo for TL Nails, which proposes to locate in this suite.

#### **Project Details:**

1. The proposed 12.5" high white acrylic letters would be ½" thick and span 75.5" (6.3') across the sign band.
2. A round logo with a white background and gold letters is proposed in the same height as the individually mounted letters.

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

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

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

#### **Recommendation:**

Staff is recommending approval of this application. Although the original intent was to have off-white signs with matching fonts, other white signs in various fonts have been approved for the building and white letters would match the business logo. The basic look of this part of the building would be maintained.

#### **Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Aaron Schlaybaum, of 696 Granby Pl. E., Westerville, Ohio, said the font and logo match the branding that the company desired. Mr. Sauer said he liked the font, and asked if illumination would be added and Mr. Schlaybaum replied,

“No.” Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

**Motion:**

Mr. Sauer moved:

**THAT THE REQUEST BY NEXT DAY SIGNS LLC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW SIGN AT 2181 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 22-17, DRAWINGS NO. AR 22-17, DATED MARCH 9, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

c. New Garage & Existing Garage Renovations – **266 E. Granville Rd.** (Bill McCarthy & Debbie Cameron) **AR 23-17**

**Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

This two-story house was constructed in 2001 on a roughly .5 acre lot which is 96’ wide. The house is 60’ from the front property line. The structure has a brick façade, with vinyl lap siding on the sides and rear. There is an existing 19’4” x 20’8” attached garage at the southwest corner of the house.

The owners would like to construct a detached garage and add features to the existing garage.

**Project Details:**

1. The proposed detached garage would be northwest of the house, connecting to the existing driveway by way of two 3’ wide x 37’ long concrete strips. The 14’ x 28’ building is proposed to have 2 stories and be constructed with materials to match the house as closely as possible (vinyl siding in matching color, trim color to match, weathered wood asphalt shingles). A gabled roof with an east side dormer and a cupola would be part of the structure. The pitch of the gable appears to match gables on the front of the house. A pergola is proposed to extend over the garage door, and a gooseneck lamp and arched window are proposed above. Windows are also proposed on the east side and rear of the garage, and a man door with coach lamp is proposed on the east elevation.
2. The existing garage at the west side of the house would be decorated with a matching pergola, and a larger arched window and gooseneck lamps would be added above the garage door.

3. A variance granted by the Board of Zoning Appeals would be needed for total accessory structure area in excess of 850 square feet. Application has been made for the April 6, 2017 BZA meeting.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

The Guidelines call for outbuildings to be compatible in appearance to the house they accompany. The ARB reviews the compatibility of design and materials.

**Recommendation:**

Staff is recommending approval of this application. The proposed structure is compatible with the existing house, and the proposed modification to the west elevation would further tie the structures together.

**Discussion:**

Mr. Coulter asked if the applicant was present, and Mr. Bill McCarthy & Ms. Debbie Cameron, of 266 E. Granville Rd., Worthington, Ohio, came forward. Mr. Reis asked if the window on the rear would be centered and the applicants said yes. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY BILL MCCARTHY & DEBBIE CAMERON FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW GARAGE AND RENOVATE THE EXISTING GARAGE AT 266 E. GRANVILLE RD., AS PER CASE NO. AR 23-17, DRAWINGS NO. AR 23-17, DATED MARCH 10, 2017, 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; Mrs. Holcombe, aye; Mr. Sauer, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye; and Mr. Foust, aye. The motion was approved.

**C. Municipal Planning Commission**

**1. Amendment to Development Plan**

- a. Signage – **350 E. Wilson Bridge Rd.** (IDEXX Laboratories, Inc.) **ADP 02-17**

**Findings of fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

This building was constructed in 1985 as part of the Cascade Corporate Center on a parcel which is about 3.8 acres in size. It was purchased in 2015 by MedVet, which is located at 300 E. Wilson Bridge Rd. Idexx Laboratories, which has been on the second floor of the MedVet building for many years, is relocating to the building next door at 350 E. Wilson Bridge Rd.

Approval is requested to allow directional signage that is larger than the allowable size as stated in the Code.

**Project Details:**

1. Two single-sided post and panel signs are proposed for installation near the building, which is approximately 400' from the road. One sign would be in an island near the driveway leading to the building, and one sign would be near the southeast corner of the building.
2. Both signs are proposed to be 48" high by 46" wide (~15.3 square feet in area each), with Idexx identified in the top 20" of the sign in gray and red lettering with a white background. The bottom 28" would have a gray background with white letters and arrows pointing to the "Main Lobby" and "Shipping & Receiving." The square posts would be dark gray to match the sign background.
3. Because the display area, above grade height, and total sign area would exceed the allowable in the Code, variances would be needed.

**Land Use Plans:**Development Plan Amendment Ordinance

When an applicant wishes to make modifications following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council.

2005 Worthington Comprehensive Plan

This area is designated as the commercial office center of Worthington. The advantage of this area is the freeway visibility and access. Reinvestment in the existing buildings is encouraged to make the buildings more competitive in the market place.

Chapter 1181 – Wilson Bridge Corridor

The purpose is to promote the redevelopment of the Wilson Bridge Road Corridor into an area that will generate new economic growth within the City. The requirements are intended to foster development that strengthens land use and economic value; to encourage a mix of uses; to enhance the livability of the area; to augment pedestrian and bicycle connections; and to promote construction of high-quality buildings and public spaces that help create and sustain long-term economic vitality.

Worthington Sign Code

"Directional sign" means a sign used to direct on-site traffic and identify services such as restrooms, hours of operation, etc., and of which no more than fifty-percent of the graphic area is non-directional information. The display area for such signs shall not exceed twenty-four inches in height or width, and the above grade height for freestanding directional signs shall not exceed

thirty-six inches. The total area for all such signage shall be no more than 20 square feet per parcel. Directional signs are excluded in the computation of sign area.

**Recommendation:**

Approval of the application should be recommended to the City Council, as the proposed signs keep the character of the development due to their design, the size of the parcel and the proximity to the right-of-way.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mia Torres, 7520 Reliance St., Worthington, Ohio, did not have any comments. Mr. Sauer asked how it would be handled if another tenant moved into the building. Mrs. Bitar said directional signs may not be requested, or information could be added to these signs. Mr. Coulter asked if there was anyone to speak either for or against this application and no one came forward.

**Motion:**

Mr. Hofmann moved:

**THAT THE REQUEST BY IDEXX LABORATORIES, INC. TO AMEND THE DEVELOPMENT PLAN BY INSTALLING DIRECTIONAL SIGNS AT 350 E. WILSON BRIDGE RD. AS PER CASE NO. ADP 02-17, DRAWINGS NO. ADP 02-17, DATED MARCH 8, 2017, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL 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; Mr. Reis, aye; Mrs. Holcombe, aye; and Mr. Hofmann, aye. The motion was approved.

**D. Other**

Mrs. Bitar explained there will be an application on the next agenda to rezone 2 properties on the south side of East Wilson Bridge Road. The City will be the applicant.

**E. Adjournment**

Mr. Hofmann moved to adjourn the meeting at 7:23 p.m., and Mr. Reis seconded the motion. The meeting was adjourned.