



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
May 11, 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; 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 and Edwin Hofmann were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the April 27, 2017 meeting

Mr. Reis 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

B. Architectural Review Board

Mr. Coulter asked Mr. Foust to explain the photograph on display. Mr. Foust replied the building in the photograph is the Worthington Post Office, the same building standing today, but before the addition was added on to the building in the 1950's. The building was built in the 1930's and even back then they had the desire to build wide sidewalks with lawns areas along the streets.

1. Fence – **606 Morning St. (Lowe's Corp./Ryan-Hart) AR 30-17**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Constructed in 1949, this English Cottage style house is finished with stone and aluminum siding. The two-car garage was recently connected to the back of the house by way of a breezeway and a new addition was added to the rear of the garage to create additional living space. This request is to allow installation of fencing to enclose the rear yard.

Project Details:

1. Proposed is a 4' high vinyl picket fence that would run from the north east corner of the house 214' east to the back corner of the lot; then south 58' to the southeast corner of the lot; and 140' west to the back of the garage. There would also be fencing along the breezeway between the house and garage. Three or four gates are proposed and the fence would go out and around a tree on the south property line.
2. The proposed fencing would have 3" pickets and 2 11/16" spacing between pickets. The posts would be about 3" higher than the 48" high fence panels.
3. The fence is proposed as white and would have a shiny finish.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Select fencing appropriate for the house's period and style. Fences should be open in style; three to four feet in height; and constructed with traditional materials. In some locations, vinyl may be a suitable substitute for traditional fence materials. It is best used in simple designs without extensive ornamentation.

Recommendation:

Staff is recommending denial of this application. The Board has approved vinyl fencing only on a limited basis, not in such long stretches. Especially with the shiny finish and the way the pickets are shaped it would not look like a traditional fence material.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. John Chmielewski, or 216 Fenway Rd., Columbus, Ohio, said there is a hedge on the property which will obscure the view from the neighbor who has an issue with the fence. He also said the neighbor across the street has a similar fence so there is a precedence of fencing in the area. Mr. Chmielewski said the home owner chose the vinyl fencing because of its durability and low maintenance. He showed wood and vinyl fencing samples to the Board members. Mr. Reis asked if the vegetation near the fence would remain and Mr. Chmielewski said yes. Mrs. Bitar asked Mr. Chmielewski if vegetation was the reason the fence was not on the property line and he replied the reason was to be neighborly. Mr. Foust said he would not support a vinyl fence, particularly one as large as the proposed fence area. Mr. Chmielewski said if they build a wooden fence the pickets would be three and a half inches wide with three and a half inch pickets. Mr. Coulter asked if the fence would be left natural and weather to a gray color but no answer was given. Mrs. Holcombe said she was also in favor of a wooden fence in the natural color. Mrs. Lloyd agreed the maintenance for a natural fence would be easier to take care of. Mr. Coulter asked if there was anyone present who wanted to speak either for or against this application.

Mrs. Tuesday Ryan-Hart, of 606 Morning St., Worthington, Ohio, said she would be happy to make the modifications to the fence. She would like to be able to let her dogs outside.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY LOWE’S CORPORATION ON BEHALF OF TUESDAY AND MICHAEL RYAN-HART FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 606 MORNING ST. AS PER CASE NO. AR 30-17, DRAWINGS NO. AR 30-17, DATED APRIL 27, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE AMENDMENT THE FENCE WILL HAVE 3 ½ INCH PICKETS WITH 3 ½ INCH SPACING.

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

2. Sign – **634 High St.** (Kasa Yoga and Wellness) **AR 32-17**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

With the recent renovations to the Masonic Lodge, the first floor of the original lodge became available for lease. Kasa Yoga and Wellness is planning to move to this space from 693 ½ High St., and would like approval for a sign to be placed adjacent to the front door.

Project Details:

1. A 32” wide x 24” high wall sign is proposed to the right of the 1820’s building front door.
2. The sign would be constructed of sandblasted HDU, and would identify the business name, “kasa Yoga and Wellness”, and a logo. The proposed sign would have a white background, and aqua, orange and brown raised elements. It is proposed as a larger version of the 10” x 22” sign used at the business’ current location.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. Be efficient in using signs. Consider the audience – small signs can cater to pedestrians and can provide plenty of information in a small area. Try to use as few and as small signs as are necessary to get the business message across to the public.

Recommendation:

Staff is recommending approval of the proposed sign with verification the size fits appropriately between the door and the corner element of the building, with extra space on the sides. A smaller sign may be more appropriate. The proposed material should look like painted wood and be in character with the building and Old Worthington.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Katherine Yannucci, of Kasa Yoga, 7122 Bluffstream Ct., Columbus, Ohio, said she wanted to have a larger sign than the previous location because she feels more visibility is needed for the new location. Ms. Yannucci feels her current sign is too small. Mr. Foust asked Ms. Yannucci if her business would be using the front door to go directly to her studio and she replied, "Yes." Mrs. Holcombe said she believes the sign should be smaller to be respectful of the historic building. Mr. Reis said he agreed with Mrs. Holcombe, and the sign should be the same as the current location. Mrs. Lloyd asked Ms. Yannucci if she had a lot of drop in clients or clients that visit routinely, and Ms. Yannucci replied she has both types of clients. Mr. Myers explained the best sign Ms. Yannucci could have is the Masonic Building itself because everyone knows where the building is located. He said he would prefer no commercial activity in the building, but whatever business there is should be discreet and respectful. Mr. Myers said he would prefer different colors on the sign to go with the time period of the building, but understood the colors are part of Ms. Yannucci's trademark. He said this building has been the subject of a great deal of discussion, angst, and arguments over the past two years. Ms. Yannucci said she has shared the history of the building with her clients and teachers and said she feels honored to be working in the building. Her business is not a flashy store, but a place of calm and serenity. Mr. Coulter asked Ms. Yannucci if she would consider changing the sign's border color from blue to brown to match the historical sign marker. She liked the idea and thanked Mr. Coulter for the suggestion. Mr. Foust asked what the size of the existing sign is, and Mrs. Bitar replied the sign is 10" by 22".

Mr. Kevin Rohyans, 634 High St., Worthington, Ohio, said he was representing the owner. Mr. Rohyans said one of the benefits of the location is illumination on the building at night. A blade sign would not be illuminated at night but a flat sign would. Mr. Rohyans stated that the existing sign was too small to reuse on this building, however they would support a slightly smaller sign than what has been proposed tonight. Mr. Foust referenced the size of the stone date sign at the top of a building might be more appropriate in size for the building. Mr. Coulter agreed with Mr. Foust in relation to something similar in size. Mr. Coulter asked if there was anyone present that wanted to speak for or against this application.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY KATHERINE YANNUCCI OF KASA YOGA AND WELLNESS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 634 HIGH ST., AS PER CASE NO. AR 32-17, DRAWINGS NO. AR 32-17, DATED APRIL 28, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND

CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE AMENDMENT THAT THE SIGN WILL REMAIN THE SAME SIZE AS THE OWNER'S PREVIOUS LOCATION AND SAME COLOR AND THAT THE OUTLYING COLOR MATCH THE BROWN OF THE EXISTING SIGN.

Mr. Foust asked for clarification concerning the size and color of the sign in Mr. Reis's motion.

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

3. Replacement Windows – **65 Wesley Blvd.** (Rosati Windows/Sunrise Senior Living) **AR 33-17**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This building is to the rear of the main Sunrise building, and is devoted to memory care services. It was constructed in 1995 with vinyl clad wood windows, and now the owners would like to replace 20 of the windows with an all vinyl version.

Project Details:

1. It is not clear which windows are slated for replacement, or why replacement is necessary. Pictures were submitted showing deterioration of the trim, but window problems are not apparent.
2. The application indicates the windows to be replaced would match the size and style of the existing. The sash appears wider in the submitted photograph, and the muntins appear wide and flat. The existing windows have narrower, dimensional muntins.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

If windows are missing or must be replaced due to extensive deterioration, use new windows of the same size, design and profile (cross-section), to the greatest extent possible; wood windows are preferred. The new windows should fit the window openings exactly, without requiring extra wood or metal infill panels to fill the opening; and the dimensions of the framing, sash members, and other elements should match the old dimensions. Consider replacing only the sash if the old window frame is still sound. Avoid snap-in "multiple-paned" muntins or other non-original treatments.

Discussion:

Mrs. Bitar describe the windows to be replaced, 4 bays with 4 double hung windows each and 4 front windows, but asked that all be approved so they would match when funding is available. She showed the window locations on building elevation drawings. She also discussed the desire for

muntins to match the existing which are dimensional rather than flat. Mrs. Bitar acknowledged the sashes would be wider than the existing, so the windows would look different.

Mr. Coulter asked if the applicant was present. Mr. Robert Doherty said he was representing his client, Sunrise Senior Living Center, 65 Wesley Blvd., Worthington, Ohio. Mr. Doherty brought a sample of the grids to show the Board members. Mrs. Bitar explained the grids Mr. Doherty proposed is not what staff has recommended. The grids suggested had dimension and were not flat like the sample. Mr. Doherty said he brought the representative from Rosati Windows to the meeting to help answer questions. Mr. Steve Carpenter, of 8494 Oak Creek Dr., Lewis Center, Ohio, said the grids go in between the panes of glass. He said when they replace the windows they will match the verticals and horizontals. Mr. Carpenter said the contour grid has a beveled edge that looks similar to a wood grid. Mr. Foust asked if the muntins are sandwiched between the glass now and Mr. Carpenter explained the panes are on the outside and have a snap-in grid and a pane that snaps in on the inside. Mr. Myers asked Mr. Carpenter how much space is between the two panes. Mr. Carpenter said there is 5/8 inch dead air space. Mr. Myers asked Mr. Carpenter if they had a product which would have more depth. Mr. Carpenter replied the company can make a simulated divided light but that grid system is attached to the external panes of glass. When you go to clean a window you would have to clean individual lights. Mr. Carpenter said he would check with his sales representative to see if the company can make a deeper grid to go between panes. Mrs. Holcombe asked if the new windows will match the current windows. Mr. Carpenter said a thicker frame would be required to create an insulated chamber. Mr. Coulter explained the Board has approved a number of Rosati windows for homes in the past, including his neighbor, who was able to match the windows to what was originally installed on the house.

Motion:

Mr. Reis moved

THAT THE REQUEST BY ROSATI WINDOWS ON BEHALF OF SUNRISE SENIOR LIVING FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE ALL WINDOWS AT 65 WESLEY BLVD., AS PER CASE NO. AR 33-17, DRAWINGS NO. AR 33-17, DATED APRIL 28, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND WITH THE AMENDMENT THAT THE WINDOWS WILL HAVE DIMENSIONAL MUNTINS AND THAT THE MUNTINS ARE TO BE APPROVED BY STAFF PRIOR TO FABRICATION.

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

4. Site Material Modifications and Security Cameras – **41 E. New England Ave.** (Bob Capace)
AR 35-17 (Amendment to AR 117-16)

Findings of fact & Conclusions

Background & Request:

Mrs. Bitar reviewed the following from the staff memo:

Last fall, plans were approved for this single family house which is part of the Lodge PUD. As construction has progressed, the owners have identified desired modifications to the approved site and landscaping plans and would like to add security cameras on the house.

Project Details:

1. A lighter color is now desired for the brick paver patio adjacent to the west side of the house. A sample has been provided. A concrete sidewalk is proposed to lead to the patio from the driveway.
2. The owners would like to use limestone for the side steps instead of the previously approved concrete.
3. To screen the side patio, a solid wood fence to match the recently installed fence south of this property along the access drive is proposed. Previously, low evergreen landscaping was proposed as screening, some of which would still be included on the outside of the fence. Additional sections of fencing are proposed south of the drive, adjacent to the neighboring fence.
4. The owners would like to change the species of the trees proposed along the access drive to a variety that would be lower than the power lines and narrow enough not to interfere with the drive. Other minor adjustments to the landscaping are also proposed.
5. Four security cameras are proposed on the house: on the north side toward the east end, on the west side, and two at the southeast corner. The cameras would be small with a round lens and white housing.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing patios, since some styles and designs are not compatible.

Fencing should be open in style; constructed with traditional materials; in the back yard; 3' to 4' in height; and of simple design, appropriate for the house style. Higher fences are discouraged, but may be appropriate where a commercial use abuts a residential property. Design and materials should be compatible with the existing structure.

Discussion:

Mrs. Bitar said the style of fencing has been amended to match the fences on the lodge property, which is solid on the bottom with openings at the top. Mr. Coulter asked if the applicant was present. Mr. Bob Capace, 3953 Kul Circle South, Hilliard, Ohio, Mr. Capace clarified the northeast security camera will be placed underneath the roof top's edge and not visible from the street. Mr. Capace said he thought the limestone steps looked better, but was willing to use concrete if that is what the Board prefers. He has not checked on pricing to see if using Limestone is feasible. He would like to have the steps fanned, whether concrete or limestone to match the front steps. Mr. Capace said he needs the fence for privacy reasons. They will soften the look of the fence with arborvitae.

Mr. Coulter recommended getting security cameras with the highest resolution available. Mrs. Holcombe said she liked the use of limestone. Mr. Foust said the use of the same type of fencing on the Showe property will tie into this project, but he wondered if there were any other ideas instead of using a six-foot fence. Mr. Capace said there are several fences nearby which set a precedence of having fences in the area. Mr. Foust said he wondered what else could be done with the landscaping to create privacy without having a thirty-five foot fence. Mr. Capace said he is not asking for a fence the entire length of the lot, he just wants a little bit of privacy, and to be able to let dogs outside. He said he has already spoken with the representative for the Showe project and has their approval, as well as the neighbors across the street, and behind his house. Mr. Reis suggested staggering the fence to break up the wall and add arborvitae in between. Mrs. Holcombe said the arborvitae should be planted pretty close together in order to cover the fence. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application.

Ms. Kay Keller, 670 Morning St., Worthington, Ohio, said she was attending the meeting to urge the Board members to vote no for the fence. She discussed the past concerns of nearby residents over the development of this lot. Ms. Keller said originally the lot was too small for development so the lot became part of a Planned Unit Development (PUD). The original design of the house was a cottage style which was supposed to be a transition to the existing neighborhood. Ms. Keller said since the original design, the applicants have come before the Board for several modifications to the approved plan. She said the condominium owners knew the drive was there from the beginning so she felt they are being disingenuous by asking for the privacy fence along the drive. She said planting the greenery that was approved could have also created privacy. Ms. Keller discussed the December 11th, 2014 Architectural Review Board (ARB) minutes that cited some guidelines for the PUD. She reiterated to vote no for the fence.

Mr. Kevin Rohyans, 634 High St., Worthington, Ohio. Mr. Rohyans felt the entire area, along with the Showe project, and the addition of the sidewalk in the alley, will give the city a more polished look. The area will be safer for all the people that walk in the area, and for parking to enjoy the downtown area. Mr. Rohyans said as a representative for the Showe project and the condominium development he strongly supports Mr. Capace's proposal. He thinks the project looks nice and will provide safety.

Ms. Ellen Scherer, 112 E. New England Ave., Worthington, Ohio, said she shares a lot of the concerns that Ms. Keller mentioned. She encouraged the ARB members to re-examine their willingness to approve the fence which will screen the side patio. She felt the fence was unattractive, does not soften the view, and creates a tunnel effect for the home owner and area residents. Ms. Scherer said she appreciated the efforts to soften the fence. Ms. Scherer further discussed ARB guidelines and City Ordinances regarding land use, and landscaping guidelines. She felt the house was too large for a small lot. Ms. Scherer urged the Board to view her home at 112 E. New England Ave., where neighboring properties have added on to their homes, and screened their properties using planted materials. She reiterated her disapproval for this project.

Mr. Capace reiterated he is willing to install fencing which is open at the top to match the fencing of the neighboring property. He said his property abuts the commercial area of the church and

Dewey's Pizza. Mr. Capace said the size of the structure has not changed since originally approved. The height of the house has increased by about two feet. Mr. Capace said he just wants a little privacy and to be part of the community.

Mr. Brown said he wanted to point out when the house was originally planned as part of the PUD, the house was going to be built on a slab. The ARB Board approved the house to have a basement with an ingress/egress window.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ROBERT AND THERESA CAPACE TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 117-16 WITH CHANGES TO LANDSCAPE AND HARDSCAPE MATERIALS, AND THE ADDITION OF FENCING AND SECURITY CAMERAS AT 41 E. NEW ENGLAND AVE. AS PER CASE NO. AR 35-17, DRAWINGS NO. AR 35-17, DATED MAY 9, 2017, 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; Mr. Reis, aye; Mrs. Holcombe, aye; Mrs. Lloyd, aye; and Mr. Foust, nay. The motion was approved.

5. Directional Signs – **7227 N. High St.** (Signcom Inc./Worthington Square) **AR 34-17**

&

C. Municipal Planning Commission

1. **Amendment to Development Plan - Directional Signs - 7227 N. High St.** (Signcom Inc./The Shops at Worthington Place) **ADP 03-17**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

In 2013, approval was granted to divide the mall property to allow construction of two apartment buildings at the west end of the site. Parking decks were constructed on the first two levels of Building One (nearest to W. Wilson Bridge Rd.), with the second level being secured for use by residents only. There are also several parking spaces adjacent to the east side of the building. Building Two (nearest to Old Wilson Bridge Rd.) was constructed with secured parking on the first level and an open surface lot to the west. At the time it was presumed the secured decks in both buildings and the surface lot to the west of Building Two would be fully utilized by residents. The open first floor deck was mainly for the office space and would serve as overflow parking for

residents and even mall patrons at various times. The developer submitted a parking study presuming 1.5 spaces per unit plus some visitor parking, and found what was being provided between the decks and the west lot was sufficient to serve the new buildings. In reality, it seems the secured parking is not fully utilized due to the additional fee charged to residents.

Surface parking between the existing mall building and the apartments was not designated for any particular user, but was presumed to be for the use of mall patrons as no parking easement was ever put into place for apartments use. Complaints have reportedly been made to the mall management regarding insufficient proximate parking for those patronizing the businesses on the west side of the mall because residents are parking in those lots.

With this application additional directional signs are proposed to designate parking for mall patrons only.

Project Details:

1. Four signs are proposed: one at the corner of the lot south of Jos. A. Banks; one at the south end of the parking across the drive from the Building Two entrance; one near the west entrance to the mall; and one at the northwest corner near Amano's.
2. The proposed signs would consist of two 1'6" high x 10" wide metal panels (white with black copy) mounted on U-channel posts (to be green or aluminum colored). The top panel would have The Shops at Worthington Place name and full color logo at the top, with "MALL PARKING ONLY", "8AM – 8PM", "7 DAY A WEEK", VIOLATORS WILL BE TOWED AT OWNERS EXPENSE" below. The bottom panel would display towing information.
3. The top of the signs would be 8' above grade requiring variances for height.
4. Total directional sign area already exceeds 20 square feet so a variance would also be needed to increase the allowable area.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

While the regulations permit a certain maximum square footage of signs, try to minimize the size and number of signs.

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:

This may be a matter of apartment residents using the mall parking spaces rather than the secured parking, or it may just be a matter of convenience for the residents. Regardless, the apartment

management company should find a solution. There must be a way to get compliance other than with the installation of unfriendly towing signs.

If signs are deemed necessary, they should read “7 DAYS A WEEK” rather than “7 DAY A WEEK”, and the posts should have a more finished look. A recommendation to City Council would be necessary for the Amendment to Development Plan application due to the requested variances.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Susan Marsh, representing Continental Realty, of 7227 N. High St., Worthington, Ohio, brought a sample of the sign. She said they would be happy to change the lettering on the signs as recommended. Ms. Marsh said there are often times her merchants cannot find a place to park when they come to work in the morning, especially in the area near Joseph A. Banks, and sometimes the cars do not move for several days. Mr. Coulter said he noticed the lack of retail on that side of the mall and wondered if parking was an issue. He said he was not opposed to additional signage, and understands the concerns that retailers might not want their business in that area due to the lack of parking. Mr. Coulter believed the owner of the Heights Apartments needed to discuss this issue with all of his tenants and educate them that they cannot park there. Ms. Marsh said she thinks the apartment tenants think the lot is for the public to use, not just retail patrons. Mr. Reis said he is sympathetic to the situation and agreed the tenants need to be educated, and that they will be when their car gets towed. He said he was in favor of the additional signage. Mr. Foust said there was a similar situation involving one of the City’s parking lots behind the Bag of Nails where there was a sign that said “Long Term Parking” and people stored cars there to the point when even a City police officer had a difficult time trying to make the person move their car, so the City changed the sign, with the threat of towing and ticketing some cars and that finally solved the problem. He said he believed the businesses need the Board’s support on this decision, to hold the residents to their parking areas, so he is in favor of the additional signage.

Mr. Phillip Philippou, representing Worthington Square Acquisition, the ownership of the Heights Apartments, said he would like the opportunity to educate his tenants about the parking issue before installing the tow-away signs. Mr. Philippou said he brought his facility manager with him to the meeting because they already have a plan in place to educate their tenants. He said this is a pedestrian friendly, mixed-use development and many of his tenants also patronize the mall and nearby restaurants. Mr. Philippou believed there would be shared public parking in that area, but an easement was drawn up and never recorded. Mr. Philippou said the original intent was to promote the cross pollination of the two developments. He said they also have a new office tenant moving in to the front of the building, the Ohio State University Medical Center. Mr. Philippou said they will be taking the entire first floor of parking, and that will bring more people overall to the site, more shoppers and more staff. Mr. Philippou said he is not really sure if his tenants are the issue or not because he has not assessed who the cars belong to, but he could start taking down license plate numbers and figuring out who is who. The original plan called for one point five parking spaces for every resident, but that is not the case. He said he has detailed data which shows the area is under parked. He understands the merchants need their parking spaces, though.

Mr. Coulter asked how utilized the paid parking area is. Ms. Cheryl Beam, facility manager for 160 W. Wilson Bridge Rd., Worthington, Ohio, said in garage level 2 they have 127 spaces, in the 125 Old Wilson Bridge Rd. garage there are 47 total spaces. A total of 28 spaces are not leased. She said there are about 2 cars per apartment on average. Ms. Marsh said she wants a neighborly relationship, but she has to look out for her merchants. Mr. Philippou told the Board the office construction would be complete in a few weeks which will open up 122 more parking spaces that are currently being used by construction workers that will be available after 6:00 pm and before 8:00 am. Mrs. Holcombe agreed that tenants also go to the Shops, so there are users for both, and thought if the residents could be informed that would be better than posting un-friendly signs. Mr. Philippou did not want to have any animosity between the apartments and the mall, so they would like to have a change to put their notification plan for the residents in place.

Mr. Brown explained when the Commission originally had the discussion about parking in 2013, the thought with the whole mix of uses, and splitting off the parcel for the apartments, the question was asked if the apartments would create a parking issue for the mall. When the new garages were built the thought was the overflow for the mall could also use the parking garage. Mr. Brown further explained if approved, this application will be forward to City Council for approval since there is a variance associated with the development plan. He said he hopes the first floor near the OSU center can be used for overflow parking. Mr. Brown felt education would be important.

Mr. Myers felt the developer represented there would be enough parking for the apartments, and now he is hearing there is not enough. Mrs. Bitar said that representation included overnight use of the first floor of the garage, which has not been available due to construction. Mr. Myers suggested tabling the application to give the apartments a chance to try the education. The mall would still have the ability to return with the request. After further discussion, Ms. Marsh requested to table the application.

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

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

D. Other

Mr. Myers discussed the moratorium on solar panels and resultant amended language, which passed 5-2. Mr. Myers said he was uncertain if the language would be clearer than it was before. He said he started with two choices: Panels everywhere, no restrictions, or no panels anywhere, no exceptions. Mr. Myers said he tried to come up with something in between. He explained the criteria to be reviewed with each application. Solar panels seen from the right-of-way are to be strongly discouraged, but if the applicant can meet the criteria, solar panels could be approved as an exception. Part of that is the demonstration of other sustainable measures being used. Mr. Myers said there will not be a distinction between houses that contribute or do not contribute to the Worthington Historic District. Mr. Myers used Joanne Dole's house as an example, asking how it fits in the District. Mr. Coulter thought the west side of the street would not be effected, but the

east side would. Mr. Myers reiterated the beginning presumption is you cannot have panels, but then it is up to the applicant to show they meet the criteria. Mr. Myers spoke of new technology, and Mr. Coulter mentioned the new Tesla shingles. Mr. Coulter felt there are very few homes within the ARB District that could use solar panels effectively due to the trees. He does not agree with everything in the resolution, but understands the ARB is charged with following the adopted language. Mrs. Holcombe feels it is a good document and will make it easier to evaluate applications. Mr. Myers ran through the basic premise of not allowing panels to be seen, and the criteria for evaluation.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting and Mr. Reis seconded the motion. The meeting was adjourned at 9:20 pm.