

MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION

March 25, 2010

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: R. Hunter, Chair; J. Sauer, Vice-Chair; K. Holcombe, Secretary; C. Hermann; M. Coulter; A. Lloyd; and J Rodgers (arrived at 7:35pm). Also present were Council Member D. Foust and L. Bitar, Development Coordinator.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the Minutes of the Meeting of January 14, 2010

The minutes were not presented.

4. Affirmation/Swearing in of Witnesses

Mrs. Bitar swore in those who planned to speak

B. Architectural Review Board

1. Unfinished Business

- a. Extension of Previous Approval - Garage Addition (AR 68-07, 12/17/07) – **148 E. South St.** (John Conrath) **AR 12-10**

Mrs. Bitar discussed the previous application approved for the garage addition, and showed drawings of another option with only a north-south gable. With the new option there was not an extra gable facing east. She stated the applicant would like approval of both options so a choice could be made at a later date.

Mr. Conrath addressed the Board, discussing the options.

Mr. Hunter asked if there was anyone in the audience who wished to speak for or against this application.

Mr. Sauer moved:

THAT THE REQUEST BY JOHN CONRATH FOR AN EXTENSION OF A CERTIFICATE OF APPROPRIATENESS TO ADD TO THE GARAGE AT 148 E. SOUTH ST. AS PER CASE NO. AR 12-10, DRAWINGS NO. AR 12-10, DATED MARCH 11, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

The motion was seconded by Mr. Hermann.

Mrs. Bitar called the roll. All members voted aye.

b. Wall Sign – 693 ½ High St. (Shari Russell) AR 13-10

Mrs. Bitar introduced the sign application, showing slides of the proposed 10” x 18” wood sign and the existing building and signage.

Ms. Russell addressed the Board, indicating the proposed sign would be smaller than the existing.

Mr. Hermann asked about exact location, specifying his preference as left of the door with the top even with the existing Workware sign.

Mr. Sauer expressed concern with the potential number of signs in this location in the future.

With no comments from the audience, Mr. Hermann moved:

THAT THE REQUEST BY SHARI RUSSELL FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A WALL SIGN AT 693 ½ HIGH ST. AS PER CASE NO. AR 13-10, DRAWINGS NO. AR 13-10, DATED MARCH 12, 2010, WITH THE SIGN BEING LOCATED LEFT OF THE DOOR AND THE TOP EVEN WITH THE EXISTING WORKWARE SIGN, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion and all members voted aye to the roll call by Mrs. Bitar.

c. Sign – 862 Proprietors Rd. (Steve Tipton) AR 14-10 To be tabled

Mr. Sauer moved to table the application; Mr. Hermann seconded. All members voted to table.

C. Municipal Planning Commission

1. Zoning of Newly Annexed Areas

a. R-10 Zoning District – **1945 Samada Ave.** (Marginean) **REZ 02-10**

Mrs. Bitar identified this property as being accepted for annexation to the City. The property must now be zoned in accordance with City zoning standards. She showed a map of the area and indicated the R-10 Zoning District is appropriate for the existing use and will match the zoning around the property.

The Commission indicated agreement, and Mr. Coulter moved:

THAT THE REQUEST TO ZONE NEWLY ANNEXED PROPERTY AT 1945 SAMADA AVE. AS R-10, LOW DENSITY RESIDENCE, AS PER CASE NO. REZ 02-10 BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hermann seconded the motion and all members voted aye thereon.

b. R-10 Zoning District – **1921 W. Dublin-Granville Rd.** (Janik) **REZ 03-10**

Mrs. Bitar cited the same information as in the previous application.

Mrs. Holcombe moved:

THAT THE REQUEST TO ZONE NEWLY ANNEXED PROPERTY AT 1921 W. DUBLIN-GRANVILLE RD. AS R-10, LOW DENSITY RESIDENCE, AS PER CASE NO. REZ 03-10 BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hermann seconded the motion and all members voted aye thereon.

D. Other

1. Planning and Zoning Code Amendments

a. ARB – Administrative Approval of Certain Projects

Mrs. Bitar mentioned that proposed Code language had not been finalized, and requested the discussion be delayed.

b. New Zoning Classification for Veteran's Memorial

Mrs. Bitar said a request was made by the Sharon Memorial Board, which is the entity responsible for Sharon Memorial Hall, to create a new zoning district for that property. She started with background on the property and the request. The building was built as a residence in 1861, and used as a residence until 1946. After WWII voters approved a War Memorial Levy and the building was purchased and dedicated as Sharon Memorial Hall in 1947. Many community groups and organizations used the building from then until 1975 when Sharon Township Trustees moved their offices and police department there. The Township was there for 34 years, until last year.

Mrs. Bitar went on to say the property is in the R-10 zoning district in which residential, public and semi-public uses are the main allowable uses. The Township was a public use. The Memorial Board has worked to renovate the building, and has done a wonderful job, but has not been able to find public or semi-public uses to lease the building. Revenue is necessary to maintain the building. The Board would like to have small office uses as tenants, while continuing the building as a memorial to veterans.

It was mentioned by Mrs. Bitar, this is not the only historic building vacated by a public use that has been difficult space to lease to public or semi-public uses. The city owned Kilbourne Memorial Library building met the same circumstances. Though, that building is adjacent to commercial and institutional uses, so rezoning to commercial was simpler. Sharon Memorial Hall is in a corridor with residential uses. Rather than trying to rezone to a standard commercial district, the Memorial Board is proposing the addition of a veterans district to accommodate their use.

Based on the request by the Board, and comments by the Code Review Committee, staff is proposing the language at your places. The Committee as a whole wanted to find a solution to the problem of maintaining the historic building. Staff must point out there is always a risk when creating a new zoning district for a limited area. She mentioned the potential for future litigation based on this action as a precedent.

Mr. Hunter voiced his support of the change. Mrs. Holcombe felt it was a great solution to the problem of maintaining this historic structure.

Mrs. Bitar pointed out that changes are necessary in four chapters of code: 1123 Definitions, 1141 Establishment of Districts, 1147 Use Regulations, and 1149 Dimensional Requirements, and went on to describe the proposed Code language.

Mr. Hunter read the proposed definition of Veterans Memorial (VM). The Municipal Planning Commission discussed the proposed Code language. Mr. Sauer expressed concern with having residential uses be permitted uses, rather than conditional uses. The Commission discussed the dimensional requirements, and identified the proposed as being too great for this property. Mrs. Bitar indicated the proposed numbers were for non-residential properties in R-10. The Commission felt the requirements should be in line with this particular property, and identified C-3 requirements as a good starting point. After much discussion, and a short break in the meeting, Mr. Hunter identified the following as the proposed dimensional requirements for the VM Zoning District:

Minimum lot width: 100'
Minimum lot area: 1 Acre
Minimum front and rear setbacks: 50'
Minimum side setback: 20'
Maximum Percent of Lot Coverage: 30
Maximum Height of Building: 3 stories/40'

Mr. Hunter said he has not heard anything but support for this proposal from the Commission. He thanked the Code Review Committee. He offered congratulations to the Sharon Memorial Board for rescuing this facility, and acknowledged the hard work that was done. He then asked for anyone that wants to speak to come forward.

Dr. Cal Taylor, President of the Sharon Memorial Board, addressed the Commission. He thanked other members of the Board present, Larry France and Duncan Aukland for their support and guidance. Mr. Taylor also thanked the Commission. He then acknowledged Trina Dunlap, President of the Blue Star Moms; Tom Rieder, Commander of the American Legion; and Russ McAfee, Commander of the Veteran's of Foreign Wars. Dr. Taylor said both the Blue Star Moms and the VFW meet in the building. It is very important to keep the building self-sustaining, as it has been for 62 years, to allow the Board to offer space to these groups. Public funds have not been used to maintain the building.

Dr. Taylor pointed out this proposal will only address the Sharon Memorial Hall property, not the American Legion.

Mr. Hunter asked for a motion.

Mr. Sauer moved:

THAT A NEW ZONING CLASSIFICATION BE CREATED KNOWN AS VETERANS MEMORIAL AS DEFINED BY PARAGRAPH 1123.765 AND SECTION 1147.01 AS PRESENTED AT THE MEETING TONIGHT WITH THE ADDITION OF THE LOT COVERAGES AND DIMENSIONS DISCUSSED AT THE MEETING, AND WITH THE UNDERSTANDING THAT RESIDENTIAL USES WILL BE A CONDITIONAL USE RATHER THAN A PERMITTED USE BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.

Mr. Coulter seconded the motion. Mrs. Bitar called the role. All members voted aye.

c. Fence Code Changes

Mr. Hunter stated this change is also a recommendation of the Code Review Committee. Mrs. Bitar discussed the proposed changes to the fence Code, the first part being moving the fence code from Part 13 – Building Code to Part 11- Planning and Zoning Code. Secondly, proposed is increasing allowable fence height in commercial zoning districts to go up to 8' to screen equipment and dumpsters. There have been a number of applications in recent years in which a higher fence or wall is needed to screening mechanicals and dumpsters. Although the Board requires the screening, a variance must be granted at a separate meeting before final approval. Mr. Hunter and Mr. Hermann concurred.

Mr. Sauer asked if the 8' limit would apply to other fencing on commercial properties. Mrs. Bitar said the 6' limit would still be in place, except if screening equipment and dumpsters. Mr. Sauer recalled an enclosure that is higher than 8' and recommended increasing the new limit to 10'. Mrs. Bitar pointed out the majority of Worthington's commercial properties are in the Architectural Review District or subject to Development Plan review. The requests will be reviewed anyway. This change would prevent applicants from attending an extra meeting to get a variance. She felt 10' would be reasonable, as did Mr. Hunter, Mr. Hermann and Mr. Foust.

Mr. Sauer moved:

THAT THE CODE CHANGE RECOMMENDATION AS PRESENTED AND DISCUSSED, INCLUDING THE 10' HEIGHT LIMIT, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.

Mr. Hermann seconded the motion. Mrs. Bitar called the role. All members voted aye.

D. Other

1. Mrs. Bitar presented a sign permit application for Cameron's restaurant to the ARB, asking if the type of construction would give the look the Board had in mind when the sign was

approved. The ARB felt the look would be the same and no further approval by the Board was needed.

2. Mrs. Bitar briefly talked about the records management and ethics meeting held the night before. Mr. Hermann said basically you should only talk about cases in a formal meeting.

3. Mr. Coulter asked about the Wilson Bridge Rd. project, and Mrs. Bitar said the expanded scope of the project, which includes the entire corridor, is moving forward. The next public meeting has not been scheduled.

4. A brief discussion was held about timing and process of the Code revisions going to Council.

Mr. Coulter moved and Mrs. Holcombe seconded a motion to adjourn the meeting at 9:07 pm.