

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

June 10, 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. Also present were Council Member D. Foust, Lynda Bitar, Development Coordinator, William Watterson, City Engineer and Melissa Cohan, Paralegal.

A. Call to Order – 7:30 p.m.

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

Not available for approval.

4. Affirmation/Swearing in of Witnesses

Mrs. Bitar swore in those who planned to speak.

B. Architectural Review Board

1. Unfinished

- a. Replace Fence and Roof, Re-paint, New Door and Window – **794 Evening St.** (Tom Zack) **AR 25-10**

Mrs. Bitar reviewed the facts from the application and previous meetings: the addition of a composite roof to look like slate added only to the front; new front door and window above; new copper gutters on the front; and the proposed arbor and fencing. She pointed out the applicant removed a dead tree from the front yard and painted the north side of the garage to match the other 3 sides and house since the last meeting. A variance was approved for placement of the proposed 7' high arbor by the Board of Zoning Appeals.

Mr. Hunter asked if the applicant was present. Mr. Tom Zack approached the microphone and apologized for not seeking a permit to alter the roof, painting and fence that were recently changed. He said he didn't know that he had to have such permit. Mr. Hunter discussed the proper procedures that are necessary when changing or altering structures in the Architectural Review District. Mr. Hunter was surprised that Mr. Zack

was unaware that he needed approval to alter structures since Mr. Zack had renovated other homes in the area.

Mr. Zack stated that he had done some research and that his home resembled that of an English Cottage Revival according to a historical registry, and that he spent many hours repairing the original windows in the house. He felt that the house looked fine from looking at it from the street, and that it would be difficult for anyone to see the back portion of the roof that was not replaced to match the front portion. Mr. Hunter explained that the roof must be completed so the front portion matches the back, so the house can be appropriate for the neighborhood, not just look okay from the street.

Mrs. Holcombe said that she had received comments from neighbors that they would like to see the roof completed.

Mr. Zack agreed to finish the back portion of the roof with the same slate composite material as was used in the front. Jeanne Zack, 833 Curleys Ct. agreed also, but requested the existing portion of the roof that is necessary to be rubber due to its shallow slope remain due to its good condition.

Some neighboring property owners expressed displeasure with the unfinished roof, color of the rubber roof, door and window style, and failure to follow the established approval process. Others expressed approval of the work done by the Zacks.

Conclusions:

1. All of the existing asphalt shingles on the roof must be replaced with the same slate composite material as was added to the front of the gable. The rubber roof can remain.
2. The proposed fence will replace the chain link fence on the south side of the house, and will match the style and size of the adjacent wood picket fence to the south. Other chain link fence near the garage will also be changed to the same wood picket fence style.
3. The arbor style will match the photograph of a wood arbor with a curved top included with the application.
4. The already installed new front door and window above, and new gutters and downspouts can remain.

Mr. Coulter moved:

ARB RESOLUTION NO. AR25-10

THAT THE REQUEST BY TOM ZACK FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE HOUSE AT 794 EVENING ST. AS

PER CASE NO. AR 25-10, DRAWINGS NO. AR 25-10, DATED APRIL 30, 2010, BE APPROVED AS AMENDED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

The motion was seconded by Mr. Sauer. Mrs. Bitar called the roll. Mr. Hermann, aye, Mr. Sauer, aye, Mr. Hunter, nay, Mrs. Holcomb aye, Mr. Coulter, aye. Mr. Hunter said it has been approved.

2. New

- a. Door & Window - **97 W. North St.** (Applicant, M.E. Whittaker Builders, Inc., owners Kasey & Meri Bethe Ingram) **AR 31-10**

Mrs. Bitar described the request to add a window to the east side of the house, of the same size and style to match an existing window near the proposed. Also, on the west side the existing solid entry door will be replaced with a simulated divided light glass door. Pictures of the house and the proposed window and door were shown.

Stephen Dempsey of M.E. Whittaker Builders, Inc. answered questions.

Conclusion:

- 1. The proposed changes are appropriate.

Mr. Hermann motioned:

THAT THE REQUEST BY M.E. WHITTAKER BUILDERS, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A WINDOW AND REPLACE A SIDE DOOR AT 97 W. NORTH ST. AS PER CASE NO. AR 31-10, DATED MAY 27, 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 Mrs. Holcombe. Mrs. Bitar called the roll. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

- b. Patio and Re-location of Air Conditioners – **551 Oxford St.** (Slate Ribic & Katrina Tansky) **AR 32-10**

Mrs. Bitar described the request to add a patio with a retaining wall to the rear of the property, and relocation of two air conditioning units. Although the application showed the units being moved to either the south or north side, the property owners have decided on the north side after discussions with the neighbors. A wood screen fence is proposed around the air conditioners. Photographs were shown of the property.

Applicant/owner Slate Ribic of 551 Oxford St., explained he is trying to improve his back yard, and increase useable space. He presented samples of the pavers for the patio, walkways and retaining wall. He would like to re-locate the air conditioners to the north side of the house. Mr. Ribic brought his neighbor, Robert Myers, who lives next door at 561 Oxford St. Mr. Myers stated that he approves of Mr. Ribic's plans to re-locate the air conditioners and install stone walkways.

Conclusions:

1. The proposed patio, retaining wall and walkways are appropriate, constructed with the stone presented at the meeting.
2. Location of the air conditioners on the north side of the house is acceptable, with the addition of a 36" board on board wood fence.

Mr. Sauer motioned:

THAT THE REQUEST BY SLATE RIBIC & KATRINA TANSKY FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A PATIO AND MOVE AIR CONDITIONERS AT 551 OXFORD ST. AS PER CASE NO. AR 32-10, DRAWINGS NO. AR 32-10, DATED MAY 27, 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 Mrs. Holcombe. Mrs. Bitar called the roll. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

c. Signage – **667 High St.** (Melanie Bunstine) **AR 37-10**

Mrs. Bitar said this is a request for approval to change the signage for Cottage Candy to represent the new business name Emlolly Candy. Both the wall sign and the projecting sign will be replaced with signs of the same size and materials. She showed photographs of the existing signs, and sketches of the proposed, indicating the use of red and white will stay the same.

Applicant/Store Owner Melanie Bunstine said that she received a license to make specialized Ohio State University chocolate candy and she wants to have her store's sign reflect the shape of the candy, and change the name of the store. Mrs. Bunstine plans to open up additional stores and wants to keep the stores under the same name.

Conclusion:

1. The proposed signage is appropriate.

Mrs. Holcombe motioned

THAT THE REQUEST BY MELANIE BUNSTINE FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE SIGNAGE AT 667 HIGH ST. AS PER CASE NO. AR 37-10, DRAWINGS NO. AR 37-10, DATED MAY 28, 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. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

d. Patio Doors, Roof, Trim – 777 High St. (DLZ/Worthington) AR 33-10

Mr. Moody from DLZ said the Griswold's roof deteriorated faster than it should have. Replacement will be with dimensional shingles. A ridge vent and soffit vents will be added also. The French doors are very weathered and damaged by moisture. He verified the new doors would match the existing, although they will be fiberglass instead of wood. He said the building trim is in need of replacement and the building needs to be repainted.

Conclusion:

1. The proposed changes will be an enhancement to the building and the district.

Mr. Sauer motioned:

THAT THE REQUEST BY DLZ FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE RENOVATIONS AT 777 HIGH ST. AS PER CASE NO. AR 33-10, DRAWINGS NO. AR 33-10, DATED MAY 28, 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 Mrs. Holcombe. Mrs. Bitar called the roll. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

e. Window Replacement, Trim – 6500 N. High St. (DLZ/City of Worthington) AR 34-10

Mr. Moody discussed said the problems that the Fire Department is having with the windows is caused by having double hung windows instead of single hung windows. He said single hung windows should have been used. All windows will be replaced with aluminum clad windows. A sample was provided. Also, trim will be painted.

Conclusion:

1. The proposed windows and painting will enhance the building.

Mr. Sauer motioned:

THAT THE REQUEST BY DLZ FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE RENOVATIONS AT 6500 HIGH ST. AS PER CASE NO. AR 34-10, DRAWINGS NO. AR 34-10, DATED MAY 28, 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 Mrs. Holcombe. Mrs. Bitar called the roll. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

f. Shutters, Trim – 6550 N. High St. (DLZ/City of Worthington) AR 35-10

Mr. Moody said the shutters on the Municipal Building have been battered by storms and need to be replaced. He presented a sample of the proposed composite material for the shutters, and indicated they would look like the existing wood shutters. Mr. Moody also said the shutters would not be operable, but would be placed to look like they were. Also, the outside of the building also needs to be cleaned, and painted.

Conclusion:

1. The proposed changes will improve the look of the building.

Mr. Sauer motioned:

THAT THE REQUEST BY DLZ FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE RENOVATIONS AT 6550 HIGH ST. AS PER CASE NO. AR 35-10, DRAWINGS NO. AR 35-10, DATED MAY 28, 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 Mrs. Holcombe. Mrs. Bitar called the roll. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

g. Glass Replacement – 6555 Worthington-Galena Rd. (DLZ/City of Worthington) AR 36-10

Mr. Moody recommended glass replacement for the storefront windows at the entry of the building, due to breaks and leaks.

Conclusion:

1. The proposed improvements are appropriate.

Mr. Sauer motioned:

THAT THE REQUEST BY DLZ FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE RENOVATIONS AT 6555 WORTHINGTON-GALENA RD. AS PER CASE NO. AR 36-10, DRAWINGS NO. AR 36-10, DATED MAY 28, 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 Mrs. Holcombe. Mrs. Bitar called the roll. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

C. Municipal Planning Commission

1. Conditional Use Permit

- a. Restaurant in C-5 – **681 High St.** (Barbara McCracken Bussa) **CU 03-10**
WITHDRAWN BY APPLICANT
- b. Offices and Institutions in VM – **137 E. Dublin-Granville Rd.** (Sharon Memorial Board)
CU 04-10

Mrs. Bitar indicated approval of this Conditional Use Permit would be contingent on approval of the Ordinance to rezone the property as VM, Veteran's Memorial, and the Ordinance becoming effective. The Ordinance is scheduled for public hearing at the June 7, 2010 meeting of City Council, and if passed, would be effective on June 30th. She said the building is about 4051 square feet in area and has 50 parking spaces to use, which is more than the 16 that would be required by Code. Mrs. Bitar also pointed out the previous use of the site was for offices with a high intensity due to the police traffic.

Dr. Cal Taylor, President of the Sharon Memorial Board, told the Architectural Review Board that they would like to see the building be self sustaining by leasing the building out. He said there is plenty of parking, and the normal hours of operation would be daily from 7:00 a.m. to 6:00 p.m. There may be some weekend or evening activities, but should not be a problem. Dr. Taylor said that approximately \$50,000.00 has gone into renovating the building, including repair of the original windows.

Mr. Foust made a statement that he appreciated the comments about keeping the original windows on the houses and buildings in the Architectural Review District. He said that now that Worthington is listed on the Historic Register, one of the requirements is having

structures that have their original windows. It may take longer to repair an original window, but better to repair it, than replace.

Mr. Hunter said throughout all of the public hearings getting to this point, he had not heard any negative comments about the usage of the building as proposed in this application.

Conclusion:

1. The proposed use of this building as offices and institutions is appropriate.

Mr. Coulter motioned:

THAT THE REQUEST BY THE SHARON MEMORIAL BOARD FOR A CONDITIONAL USE PERMIT TO ALLOW OFFICES AND INSTITUTIONS AT 137 E. DUBLIN-GRANVILLE RD. AS PER CASE NO. CU 04-10, DRAWINGS NO. CU 04-10, DATED MAY 28, 2010, BE APPROVED CONTINGENT ON ORDINANCE 14-2010 (AMENDED) BEING PASSED AND BECOMING EFFECTIVE, AND 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. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

2. Rezoning

- a. AR 4.5, Low Density Apartment to C-5, Central Commercial – **38-40 E. New England Ave.** (John & Maureen Coffey) **REZ 05-10**
REMAINED TABLED

3. Zoning of Newly Annexed Areas

- a. R-10 Zoning District – **1944 Samada Ave.** (German) **REZ 06-10**

Mrs. Bitar said this newly annexed property must be zoned. The property is properly sized for R-10, and is surrounded by other R-10 properties.

Conclusion:

1. R-10 is the appropriate zoning district for this property.

Mr. Hermann motioned:

THAT THE REQUEST TO ZONE NEWLY ANNEXED PROPERTY AT 1944 SAMADA AVE. AS R-10, LOW DENSITY RESIDENCE, AS PER CASE NO. REZ

06-10 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. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

D. Other

1. Code Change – Add Neighborhood Commercial as a Conditional Use in the AR-4.5 Zoning District

A change to the Code to allow “Neighborhood Commercial”, as a Conditional Use in the AR-4.5 Zoning District was presented by Mrs. Bitar for consideration. “Neighborhood Commercial” means retail, personal or repair service establishments which cater to and can be located in close proximity to residential districts. She indicated “Neighborhood Commercial” is currently a Conditional Use in the AR-3, Medium Density Apartment Zoning District. Mrs. Bitar explained the Conditional Use Permit approval process, saying many conditions could be included in the approval, and approval could be denied based on the effect on the neighborhood.

Neighboring residents came to the meeting to oppose the code change. They did not want to see items for sale on their neighbor’s lawn, and felt that it might disturb the balance of the neighborhood. There was some discussion amongst the MPC members that 38-40 E. New England Ave. is very unique, and might be well suited for use as an antique store. The members also indicated if the property was sold, the house would continue to be in a residential district, and any commercial use would need approval from the MPC.

Mr. Hermann made a motion:

THAT THE ORDINANCE TO ADD NEIGHBORHOOD COMMERCIAL AS A CONDITIONAL USE IN THE AR-4.5 ZONING DISTRICT BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, aye; Mr. Hermann, aye; Mr. Coulter, nay; Mrs. Holcombe, aye; Mr. Hunter, aye. Mr. Hunter said it has been approved.

**2. Discussion – Landscape screening between/adjacent to narrow drives
Applicant not present**

3. 740 Lakeview Blvd. unit 325-350

Attorney David L. Hodge, of Smith & Hale, LLC, spoke before the Architectural Review Board, representing his client, Christ Restoration Ministries. Mr. Hodge explained that it would be the position of Christ Restoration Ministries that a church use be compared with that of an office use in the existing I-1 zoning. There are approximately five employees that work in the office on weekday mornings, and additional traffic on Saturday and Sunday mornings. Mr. Hodge said that most of the surrounding buildings are largely unused during the weekend morning hours. The other option he mentioned would be to request a rezoning of the property from its current designation at I-1, Restricted Industrial to the C-3, Institutions and Offices classification which would allow Religious Institutions, Public and Semi-Public uses.

Mr. Hermann discussed the rationale for not allowing churches in the industrial districts due to lesser amounts of property and income tax. Mr. Sauer asked Mr. Hodge if the owner of the building was paying taxes, and Mr. Hodge said that the owner is paying taxes on the building. He also indicated the leased space was a small area.

The MPC asked Mr. Hodge for time to digest the information that was presented.

4. Mrs. Bitar introduced the volunteer intern that has been working with her recently, Clay Foster. He will be graduating from Ohio State on Sunday, June 13, 2010. and moving to California. The MPC thanked him for all of his time and efforts, and expressed their best wishes for a successful future.

There being no further business, Mrs. Holcombe moved the meeting be adjourned with Mr. Hermann seconding the motion. All members said aye. The meeting was adjourned at 10:48 p.m.