



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
January 25, 2018

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 was Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission. Commission member Edwin Hofmann and Worthington City Council Representative Scott Myers were absent.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Appointment to the Board of Zoning Appeals

Mrs. Holcombe nominated Mr. Coulter and Mr. Reis to represent the Municipal Planning Commission to the Board of Zoning Appeals and Mrs. Lloyd seconded the motion. All members voted aye and the motion was approved.

4. Approval of minutes of the January 11, 2018 meeting

Mr. Reis moved to approve the minutes and Mrs. Lloyd seconded the motion. All Board members voted aye and the minutes were approved.

5. Affirmation/swearing in of witnesses

**B. Architectural Review Board**

1. Awnings – **7227 N. High St. (125 Worthington Mall) (Columbus Awning Co./Talbots) AR 04-18**

**Findings of Fact & Conclusions**

**Background & Request:**

Gray awnings on the south side of the mall were installed in the early 2000's when Talbots' men's store occupied a portion of the space. Black awnings were installed more recently as part of renovations to the mall. This is a request to install new awnings for Talbots.

**Project Details:**

1. As originally proposed, the awnings were shiny vinyl in a bright red color called Serge Ferriair Precontraint Poppy. Sunbrella Red Jockey fabric awning material was presented at the meeting as an alternative.
2. The existing hardware would be reused.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

- Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.
- Fabric awnings are appropriate but should have a matte rather than a glossy surface.
- The general guideline approved for the mall property also referred to fabric awnings.

**Recommendation:**

Staff recommended the new awnings be fabric with a matte finish rather than shiny vinyl, which is not typically used in the community.

**Discussion:**

Mrs. Bitar reviewed the case. Mr. Coulter asked if other awnings at the mall are vinyl, and Mrs. Bitar was unsure, but said if they were they do not stand out. She felt it was the shininess of the red vinyl that made it not compatible. Mr. Coulter asked for the applicant. Jennifer Little, 297 Old County Line Rd., Westerville, Ohio, said if the Board did not approve of the proposed vinyl material, the alternate would be Sunbrella Jockey Red. She had a sample of the fabric to share with the Board members. Ms. Little said the neighboring business, Panera Bread, has a vinyl awning. Mrs. Holcombe preferred the fabric to vinyl since it was Sunbrella which would not be likely to fade. Mr. Foust asked if the awnings would be backlit and Ms. Little said, "No." Mr. Coulter asked if anyone would like to speak regarding this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY COLUMBUS AWNING CO. TO INSTALL NEW AWNINGS FOR TALBOTS AT 7227 N. HIGH ST., AS PER CASE NO. AR 04-18, DRAWINGS NO. AR 04-18, DATED JANUARY 10, 2018, AS AMENDED TO USE SUNBRELLA JOCKEY RED FABRIC MATERIAL FOR THE AWNINGS, 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, aye. The motion was approved.

2. Modifications to Approved Renovations – **25 W. New England Ave.** (Michelle Bishop) **AR 05-18** (Amendment to AR 42-17 & AR 71-17)

## **Findings of Fact & Conclusions**

### **Background & Request:**

This two-story commercial building was constructed in the late 1930's on a 50' x 135' parcel, which is in the C-5 Zoning District. The building covers most of the lot, with some greenspace in the front and a sidewalk along the west side. It is a contributing property in the Worthington Historic District. The building was reportedly constructed as a switch station, but was used most recently as office space, with the Worthington Chamber of Commerce occupying the first floor. The new owner, CBRS Worthington LLC, purchased the building at the end of 2016 and is renovating the structure for use as the office for Datafield Technology Services.

The ARB approved an application at its June 8, 2017 meeting to replace and add windows, add a front porch and balcony; and modify entrances. Modifications to the front façade were approved on October 12, 2017. This application would allow for additional modifications.

### **Project Details:**

1. The previous plans involved the addition of brick veneer to the existing concrete block at the back half of the building. The applicant is now seeking approval to paint the block a shade of brown (Down Home) instead of installing thin brick due to the uncertainty of the adhesion and look.
2. The gutters and downspouts were approved to be black, with the trim approved as Skyline Steel (dark tan shade). Now, the applicant would now like to have the gutters and downspouts be Tuxedo Gray, and the trim be Roycroft Pewter, which are both dark shades of gray.
3. A modified lighting plan is included with this application. Six ground mounted 12 volt fixtures are proposed on the porch near the building and two fixtures are proposed at the outer edge of the porch to illuminate the building. Two LED step lights are also proposed. The color temperature for the fixtures is 3000K. Five bronze fixtures that would light up and down are proposed along the west side of the building.

### **Land Use Plans:**

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

- Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.
- Lighting: Use of fairly small, simple lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Avoid excessive brightness.

### **Recommendation:**

Staff recommended approval of this application, as the proposed modifications were appropriate.

**Discussion:**

Mrs. Bitar reviewed the case. Mr. Coulter asked if the applicant was present. Michelle Bishop, 560 Morning St., Worthington, Ohio, said things are moving along, but they switched general contractors this past August. She brought in a sample of the gutter material to share with Board members. Mrs. Bishop preferred to use a gray trim color since they are maintaining the slate roof. Mrs. Lloyd asked what color the fixtures would be and Mrs. Bishop replied the fixtures would be bronze. Mr. Coulter asked if the lamps would be LED, and Mrs. Bishop replied, "Yes." She explained the light fixtures will be controlled with dimmers and timers. The light will have a yellow hue. 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 MICHELLE BISHOP ON BEHALF OF CBRS WORTHINGTON LLC TO AMEND CERTIFICATES OF APPROPRIATENESS NO. AR 42-17 & AR 72-17 WITH MODIFICATIONS TO THE BUILDING AND LIGHTING AT 25 W NEW ENGLAND AVE., AS PER CASE NO. AR 05-18, DRAWINGS NO. AR 05-18, DATED JANUARY 12, 2018, 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; Mrs. Lloyd, aye; and Mr. Foust, aye. The motion was approved.

3. Addition and Renovations – **529 High St.** (Julie Koratich/Lennonheads) **AR 06-18**  
(Amendment to AR 44-17)

**Findings of Fact & Conclusions****Background & Request:**

This 3400 square foot classically detailed commercial structure was constructed in the early 1970's, and is currently home to Lennonheads Salon & Spa. Approval was granted by the ARB to construct additions on the north and west sides of the building in June of 2017. This request would amend that approval with a rear addition.

**Project Details:**

1. The 25'6" wide by 5' 2 3/4" deep addition would be on the south side of the building at almost the center of the existing wall. The addition would be 10' from the south property line as is required by the Code.
2. Painted white brick and black standing seam metal roofing are proposed for the addition to match the rest of the building. No openings are proposed for the walls.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

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Construction of an addition to a commercial or institutional building should be approached in the same way as one for an existing home. Such a project involves important design considerations, since an addition can have a major impact on neighboring properties. Include the following considerations when planning an addition to a commercial or institutional building.

- Use exterior materials traditionally used on commercial and institutional buildings in Worthington. These most commonly include brick; frame construction is less common.
- The addition should be subordinate to the main building. This does not necessarily mean that the addition must be smaller than the original, but it should be designed in a way that it does not overwhelm and dominate the original.
- Some architectural review boards require that additions be designed so that they are easily distinguished from the original building. While this is acceptable in Worthington, the Architectural Review Board does not require it. Matching the original building's design elements in an addition is acceptable.
- Generally, additions should be located as far as possible to the rear of the original building. There may be some instances, however, where building an addition on the front of the original building may be a preferable option. This would especially be true when an addition could replace a front parking lot.
- Paint only surfaces that have been painted before. Stone surfaces were seldom painted originally; painted brick surfaces tend to be more common on commercial buildings than residential. Poor weather resistance or damage to a wall were the usual reasons for painting brick, though sometimes it was just to change the building's look. While unpainted brick or stone should not be painted, if such a surface has been painted in the past, consider re-painting rather than removing the old paint. Avoid using too many colors on a building. Consider using light and dark shades of the same color when choosing body and trim colors.
- While the architecture is of prime importance in a commercial district such as Worthington's, landscaping of building sites is also important.

**Recommendation:**

Staff recommended approval of this application, as the addition would be appropriately located and should be unobtrusive due to its size and design. Painting the new brick is acceptable because the rest of the building was approved to be painted.

**Discussion:**

Mrs. Bitar reviewed the case. Mr. Coulter asked if the applicant was present. Jeanne Lennon, 529 High St., Worthington, Ohio, said the room was originally on the plans, but was in a different location and was smaller. Mr. Foust said to be careful when digging in the back because the waterline turns into the building at about the same point. Ms. Lennon said the funeral home next door will be happy they are improving the back of their salon because the area is currently a mess. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

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**THAT THE REQUEST BY JULIE KORATICH OF RED ARCHITECTURE ON BEHALF OF JD SYSTEMS LLC TO AMEND CERTIFICATE OF APPROPRIATENESS AR 44-17 WITH A REAR ADDITION AT 529 HIGH ST., AS PER CASE NO. AR 06-18, DRAWINGS NO. AR 06-18, DATED JANUARY 12, 2018, 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; Mr. Reis, aye; Mrs. Holcombe, aye; Mrs. Lloyd, aye; and Mr. Foust, aye. The motion was approved.

### **C. Municipal Planning Commission**

#### **1. Conditional Use**

- a. Recreational Facility in I-1 - **659 Lakeview Plaza Blvd., Suites F & G** (Quentin McCohn)  
**CU 01-18**

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

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

This 14 acre development includes 5 buildings constructed in the late 1980's and early 1990's and roughly half of a retention pond. The uses on the site consist mainly of office, warehousing, and light manufacturing in suites that are roughly 2000 – 5000 square feet in area. Another Recreational Facility (dance studio) was approved last year in the 651 building at the northwest corner of the property.

This request is to locate a personal training business in the middle building at the west end of the site. The space is approximately 4000 square feet. The total number of clients per day is expected to be about 70, with early morning and evening being the peak times. A proposed floor plan was submitted showing mostly open areas for different physical activities including weight training, cardio, and a turf area.

**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 available adjacent to the building.
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 – Generally 6:00 am – 9:00 pm, with shorter hours Friday through Sunday.
8. Shielding or screening considerations for neighbors – Not applicable.

9. Appearance and compatibility with the general neighborhood – Signage would be required to match that of the other businesses on the property.

**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. Recreational Facilities are a conditionally permitted use in the I-1 Zoning District.

**Recommendations:**

Staff recommended approval of the application, as the number of clients would have ample parking without impacting neighboring businesses.

**Discussion:**

Mrs. Bitar reviewed the case, including discussion of the client information and floor plan that were not part of the original packet. Mr. Coulter asked for the applicant and Quentin McCohn, 7782 Ridge Row Rd., Westerville, Ohio, came forward. Mr. Coulter asked for comments and there were none.

**Motion:**

Mrs. Holcombe moved:

**THAT THE REQUEST BY QUENTIN MCCOHN FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 659 LAKEVIEW PLAZA BLVD., SUITES F & G., AS PER CASE NO. CU 01-18 DRAWINGS NO. CU 01-18, DATED JANUARY 11, 2018, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND 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; and Mrs. Holcombe, aye. The motion was approved.

**D. Other**

There was no other business to discuss.

**D. Adjournment**

Mrs. Holcombe moved to adjourn the meeting at 7:25 p.m., seconded by Mr. Reis. All Board members voted aye and the meeting was adjourned.