



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
February 8, 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; Edwin Hofmann; and David Foust. Also present were Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission. Board member Amy Lloyd was absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the January 25, 2018 meeting

Mr. Reis moved to approve the minutes, seconded by Mr. Hofmann. All Board members voted, "Aye." The minutes were approved.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New Windows – **561 Oxford St** (James Ross/Johnston) **AR 07-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This property is on the west side of Oxford St., four houses north of South St. The 44.86' wide lot is 150' deep and adjacent to an alley at the rear. The Homestead style house was constructed in the early 1900's and is a contributing property in the Worthington Historic District. The applicants would like to add two windows.

Project Details:

1. The proposed windows would be installed in locations that previously had windows on the north side of the house on the second floor. One window would be 30” x 48” located toward the rear for the bathroom; and the other would be 30” x 61” above an exterior door to allow light for the stairs.
2. Tan vinyl windows are proposed to match the others in the house that were replaced. The windows would be one over one, and the exterior trim would match that of the other windows in the house.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Be sure that window designs are appropriate for the style or time period of the house. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff recommended approval of this application, as the proposed windows are complementary and appropriate for the house.

Discussion:

Mr. Coulter asked if the applicant was present and James Ross, 6120 Crystal Valley Dr., Galena, Ohio, came forward. Mr. Foust asked if there was an original window on the landing and Mr. Ross replied that a window did exist in that location, and there was a window in the bathroom. He was told by the homeowner that she has a photo of the way the house used to look. 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:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF SARAH JOHNSTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW WINDOWS AT 561 OXFORD ST. AS PER CASE NO. AR 07-18, DRAWINGS NO. AR 07-18, DATED JANUARY 23, 2018, 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; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

C. Municipal Planning Commission

1. Amendment to Development Plan

- a. Sign Modification – **350 E. Wilson Bridge Rd.** (Sean Clark of Danite Sign Co./ MedVet Associates) **ADP 01-18**

Findings of fact & Conclusions

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. The building houses offices for MedVet and Idexx Laboratories.

Approval was granted last June to allow the freestanding sign to be modified to a size larger than is allowed per the Code. This request would allow for additional area to be added on the top.

Project Details:

1. The existing monument sign sits west of the drive to the building, which is near I-270 and over 400' from E. Wilson Bridge Rd. The sign has been refaced several times over the years, including the addition of 10" high "IDEXX" gray and red letters at the bottom. Most recently, a 40' high x 12' wide x 12" deep blue aluminum cabinet was added on top of the Idexx area. Routed characters backed with white polycarbonate identifying "MEDVET" and "ADMINISTRATIVE OFFICES & EDUCATION CENTER" illuminate white at night. Individual address numbers are on the existing concrete base, which is about 6" in height. Because total sign area was 60 square feet per side, which is 10 square feet per side larger than is allowed per the Code, a variance was granted by the City Council as part of the approval.
2. Due to a problem with clients pulling in at this location with veterinary emergencies, MedVet would like to add a panel at the top to direct the emergencies to the veterinary hospital to the west. The red aluminum panel would be 18" high and 12' wide to match the width of the sign. White text would read "VETERINARY EMERGENCY NEXT ENTRANCE" with two arrows pointing up.
3. Because the sign area would increase on the east side from 50 square feet to 78 square feet, a new variance is requested to allow for the additional area.

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.

Signs:

(1) General

Exterior lighting fixtures are the preferred source of illumination.

(2) Freestanding Signs

- There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.
- Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.
- Light sources shall be screened from motorist view.

Recommendation:

Staff recommended approval of this application to be recommended to the City Council as the sign addition would not change the character of the development. Although the size of the sign would continue to exceed the requirement, the low base allows the sign to appear smaller, and the new panel is one-sided and directional in nature.

Discussion:

Mrs. Bitar reviewed the case. Mr. Coulter asked if the applicant was present. Mr. Sean Clark said he worked for Danite Sign Company and was representing his client, MedVet. He said people have a difficult time trying to find where the emergency entrance is, and time is precious when trying to save the life of an animal. The sign will tell people to go to the next entrance and save some valuable minutes. Ms. Carmen Gade of, Dublin, Ohio, said she is an employee of MedVet, and also representing MedVet at the meeting.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SEAN CLARK OF DANITE SIGN CO. ON BEHALF OF MEDVET ASSOCIATES TO AMEND THE DEVELOPMENT PLAN BY MODIFYING THE FREESTANDING SIGN AT 350 E. WILSON BRIDGE RD. AS PER CASE NO. ADP 01-18, DRAWINGS NO. ADP 01-18, DATED JANUARY 25, 2018, 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.

Mr. Hofmann 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.

C. Other

Mr. Brown said the Holiday Inn project and they will be on the Agenda for the next meeting on February, 22, 2018.

D. Adjournment

Mr. Reis moved to adjourn the meeting seconded by Mr. Hofmann. All Board members voted, "Aye," and the meeting adjourned at 7:14 p.m.