

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

October 28, 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: Richard Hunter, Chair; James Sauer, Vice-Chair; Kathy Holcombe, Secretary; Chris Hermann; Mikel Coulter, Jo Rodgers and Amy Lloyd. Also present were Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission, and Melissa Cohan, Paralegal.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the Minutes for January 14, 2010, April 22, 2010, and October 14, 2010

Mr. Hermann had a few additions to the Minutes from the October 14, 2010 meeting.

Mr. Coulter motioned to approve the minutes, Mr. Hermann seconded the motion, and all members said aye to approve the minutes as submitted.

4. Affirmation/Swearing in of Witnesses

Mrs. Bitar swore in those who planned to speak.

B. Architectural Review Board

1. Unfinished

- a. Signage – **445 E. Granville Rd.** (Signcom Inc./OSU) **AR 66-10**

Discussion:

Mrs. Bitar discussed the facts from the application. The location is the former Harding Hospital Campus. OSU would like to modify their current black and white signs that are rather stark looking and change the white portion to gray so it blends with the area a little better. The applicant has already gone to the BZA for color variances. Mr. Hunter asked if the applicant was present. Mr. Bruce Sommerfelt approached the microphone and stated that he lives at 1881 Cassill Ct., Columbus, Ohio 43220. Mr. Sauer asked Mr. Sommerfelt if the format that was presented will replace all signs. Mr. Sommerfelt replied yes, it replaces everything that relates to

family medicine. Mr. Hermann asked if the poll sign will be staying the way it is, and Mr. Sommerfelt replied yes. Mr. Sauer asked if the gold address panels will be kept on the freestanding signs, and Mr. Sommerfelt replied yes. Board members asked to have the address incorporated into one sign panel. Mr. Hunter asked if there was anyone present that was either for or against this application, and no one came forward.

Findings of fact:

1. The applicant is proposing a total of 9 signs summarized as follows:
 - a. Signs A, B – new sign panels mounted on existing brick walls - mainly white and black, with a small logo with red, blue, orange and green – 60” wide x 24” high
 - b. Sign C – one building mounted sign – same design and colors as above - 88” wide x 36” high
 - c. Sign C2 – a vinyl internally applied window sign
 - d. Signs D, E and F – freestanding directional signs - each 60” wide x 32” high – same basic design but different wording
 - e. Signs G and H – address signs - each 2.25 square feet – black and white
2. The following variances were granted by the Board of Zoning Appeals:
 - a. 6 colors on Signs A, B, C, D, E, and F, a variance of 2 additional colors
 - b. 26.67 square feet of directional signage, a variance of 6.67 square feet
 - c. Exceeding 50% of non-directional information on 2 directional signs, a variance of 44.3% for each sign
 - d. Address not facing the street
 - e. Address sign area exceeding 2 square feet, a variance of 0.25 square feet per sign.

Conclusions:

1. The currently proposed signage is more appropriate with a gray background instead of the originally proposed white background.
2. Sign C has been reduced in size

Mr. Sauer motioned:

THAT THE REQUEST BY SIGNCOM INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AT 445 E. GRANVILLE RD. AS PER CASE NO. AR 66-10, DRAWINGS NO. AR 66-10, DATED SEPTEMBER 15, 2010, BE APPROVED ON THE CONDITION THAT THE EXISTING BRICK WALL SIGNS WILL HAVE THE ADDRESS NUMBER ON THE PROPOSED SIGN PANEL, AND 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 role. Mr. Hunter, aye; Mr. Sauer, aye;

Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

2. New

- a. Addition Details – **692 High St.** (WJI Enterprises Ltd./Worthington Jewelers) **AR 68-10** (Amendment to AR 71-10)

Discussion:

Mrs. Bitar said the applicant has submitted a revised drawing and has a model of the wood trim detail. Mrs. Bitar said that she has received nine (9) e-mails in favor of the addition and one (1) that was not in favor of the addition that was shown at the October 14, 2010 meeting. Mr. Hunter asked if the applicant was present. Mr. Joe Davis approached the microphone and stated that he lives at 127 E. Wilson Bridge Rd., Worthington, Ohio.

Mr. Davis brought a three dimensional model sample for the Board to review. Mr. Davis said he plans to use a classic format design. Mr. Sauer asked Mr. Davis if he plans to use all white for the exterior of the building, and Mr. Davis said that he did not have the color matched exactly for the sample, the color will be similar to the trim on the building. The previously submitted sample board with the trim color was passed to the ARB. Mr. Sauer asked Mr. Davis to describe the materials that he will be using. Mr. Davis said that the west end of the building will have a sandstone base, and the building will be constructed of mostly wood and glass. He plans to use as many windows as the rules will allow.

Mr. Sauer asked if a portion of the drawing were tiny windows and Mr. Davis replied yes, there will be some tiny windows used. Mr. Davis also mentioned that the hvac system will be located on top of the roof.

Mr. Sauer asked Mr. Davis if the building will be ADA compliant. Mr. Davis said yes, he plans to have steps as well as a ramp to get inside the building. There will be an eighteen (18 ft.) foot ramp on the side of the building that faces the north. Mr. Sauer asked Mr. Davis what was hanging out at the bottom of the building, and Mr. Davis replied that those were show windows to display jewelry. Mr. Sauer asked Mr. Davis why he could not just use glass from top to

bottom and have the jewelry inside the window. Mr. Davis replied he would lose square footage if the display cases were inside because of the size limitations on the property. He wanted people to be able to view what the store had to offer from the street side of the building.

Mr. Coulter said that he likes the idea of the jewel box and that it will be illuminated inside.

Mr. Sauer said that he does not like the new building slammed into the original building. He feels there should be a transition piece to bring them together. Mr. Sauer said he likes the concept of what Mr. Davis is doing, he just doesn't like the way it is being executed. He feels it is rather awkward. Mr. Sauer said he would like to see a more simplified design for that location.

Mr. Davis said that he is confused, and asked Mr. Sauer for more clarification as to what he meant by simplify. Mr. Sauer said that he didn't want to design the addition for him, but he would be willing to offer some suggestions. Mr. Davis said that he is open to suggestions from the Board.

Mr. Sauer asked if Mr. Davis plans to have a full second floor, and Mr. Davis replied yes, they plan to have a full second floor.

Mr. Hunter asked there was anyone present that was either for or against this application, and Mrs. Tarah Bender came forward. Mrs. Bender stated that she lives at 726 Lealand Way, Columbus, Ohio. Mrs. Bender said that she is going to be the tenant next door to Worthington Jewelers. She is a wedding planner. Mrs. Bender feels that the addition to the Jewelry store will fit nicely in that location, and it will be similar to the other businesses in downtown Worthington.

Mr. Hunter asked if there were any other speakers that would like to voice their opinion regarding this application. Mr. Fred Yaeger approached the microphone and stated he lives at 285 Bryant Avenue, Worthington, Ohio. Mr. Yaeger said that he is very excited to see the addition of the Worthington Jewelers business, and believes it will be a great asset to the downtown area. He feels it will be nice to see from the south green, and will help draw people downtown. He wanted to ask what types of materials will be used to comply with sustainable standards, such as energy efficiency, if any recycled materials will be used, if solar panels will be used, and inquired about indigenous plant materials. Mr. Yaeger also asked if Mr. Davis thought about adding dark sky lighting. Mr. Yaeger said that he did not think the building looked slammed together at all; he feels it is similar to the fronts of the businesses downtown and will fit nicely.

Mr. Davis said that he plans to be as energy efficient as possible, and will discuss Mr. Yaeger's concerns with his architect.

Next speaker, Mr. Jim Ventresca, from the Old Worthington Business Association said that he came to this meeting on behalf of the Old Worthington Business Association, the Worthington Historical Society, and the Historic District Committee. Mr. Ventresca discussed his concerns about landscaping, and the application of a Craftsman style addition to the building. Mr. Ventresca advised to get a reading from the Preservation Office of the Ohio Historical Society.

Mr. Ventresca said that body ruled on what structures are “contributing” to the Worthington Historic District. Mr. Ventresca also thanked Mr. Davis for being a good productive citizen, and wished him good luck with the addition and in future business endeavors.

Mr. Sauer stated that he is just concerned about the execution of the building. He is open to new ways of approaches to the community, and just wants to see it done properly. Mr. Hermann agreed with Mr. Sauer and said that he too would like to see the structure be simplified. Mr. Hermann presented some drawings that he had created.

Mrs. Holcombe said that she believes Mr. Davis’ attempt to add architectural detail will help.

Mrs. Lloyd asked if Mr. Davis was concerned about the amount of sunlight that will be coming into the building. Mr. Davis said that he has already been checking into the type of glass that will help minimize the amount of sun coming into the building.

Mr. Sauer said he is concerned about the height of the structure and wondered if it is possible to drop the roof just a bit so it matches up with the horizontal panel. There was discussion regarding the intended location of the new building lines.

Mr. Myers asked if the Board has the authority to grant conditional approval and Mrs. Bitar said yes, they do.

Findings of fact:

1. An addition is proposed for the north side of the Worthington Jewelers building. The new structure is designed as a conservatory that allows a view of the existing north side of the building, as well as into the new retail space which will include plant material. The addition will add much needed retail space, as well as a handicap access for the jewelry store. The existing Worthington Jewelers front façade will remain unchanged.
2. Architectural lighting is proposed at the front columns and corners of the addition. Internally illuminated signs with a gold metal background and clear letters are proposed for the west and north faces. Also, the applicant would like to put a sign pole at the corner.
3. The exterior space around has been designed with landscape and hardscape elements to complement the existing and new structures, and the business. A bridal garden is proposed between the addition and existing rear structure.

Conclusions:

1. The proposed will be an attractive and interesting new element in Old Worthington.
2. Use of traditional design and materials allows this new structure to be complementary to the existing structures. The preservation of the existing facades is desirable.

3. The proposed outdoor space will be an enhancement to Old Worthington.

Mr. Coulter motioned:

THAT THE REQUEST BY WJI ENTERPRISES FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 692 HIGH ST. AS PER CASE NO. AR 68-10, DRAWINGS NO. AR 71-10, DATED OCTOBER 15, 2010, BE APPROVED ON THE CONDITION THAT THE ELEVATION CORRECTIONS WILL BE MADE AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

b. Sign – 694 High St. (Tarah Bender) AR 72-10

Discussion:

Mrs. Bitar discussed the facts from the application, a sign is proposed for the face of the building. Mr. Hunter asked if the applicant was present. Mrs. Tarah Bender approached the microphone and stated her business address of 694 High Street, Worthington, Ohio. Mrs. Bender said that her business sign has a cream background with black and blue lettering. It is in the center on the front of the building. Mr. Sauer asked Mrs. Bender if there will be any illumination, and she replied not at this time, she has no plans for illuminating the sign. Mr. Coulter asked if she thought about using a deeper shade of blue, because the color may bleed out. Mrs. Bender said she prefers using the colors she has already picked out.

Mr. Hermann thought that the sign looked similar to that of a fraternity or sorority sign placed in the middle of the house. He asked if she thought about placing the sign on the ground by the hedges instead, or on the pediment above the porch. Mrs. Bender said that she had thought about using a ground sign, but when cars park in front of the building, it's impossible to see the sign, and the pediment would not allow for a large enough sign. Mr. Hunter asked if there was anyone present that was either for or against this application. Mr. Joe Davis approached the microphone and stated that he lives at 127 E. Wilson Bridge Rd., Worthington, Ohio, and he is the landlord of the building. Mr. Davis said that he is in favor of the sign, and thinks the building looks great. He believes the sign is in character with the building, and happy to have Mrs. Bender as a tenant. There were no other speakers regarding this application.

Findings of fact:

1. A 30" high x 95" wide sign is proposed for the face of this building, above the front door.
2. The sign consists of a PVC panel with a cream background and blue and black lettering

saying “The Bendora WEDDING GALLERY (Bridal Inspiration & Research Boutique)”.

3. No illumination is proposed.

Conclusion:

1. The proposed sign is appropriate for this location.

Mrs. Holcombe motioned:

THAT THE REQUEST BY TARAH BENDER FOR A CERTIFICATE OF APPROPRIATENESS TO PLACE A SIGN AT 694 HIGH ST. AS PER CASE NO. AR 72-10, DRAWINGS NO. AR 72-10, DATED OCTOBER 13, 2010, 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 role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

- c. Landscape – **777 Evening St.** (McConnell Arts Center) **AR 73-10**
(Amendment to AR 68-08)

Discussion:

Mrs. Bitar discussed the facts from the application. The Arts Center would like approval to amend their previously approved landscaping plan. Mr. Hunter asked if the applicant was present. Mr. Andy Herron approached the microphone and stated that he lives at 1436 Tall Pine Ct., Columbus, Ohio, and he is the Art Center’s Facility Manager. Mr. Herron said that they would like to add gravel to the landscaped areas instead of mulch. He said that gravel will help prevent weeds from growing, and will allow them more flexibility in displaying art outside the building.

Mr. Sauer said that the Board had directed the Arts Center twice to change the trim color on the addition to the building. Since those changes were not made, Mr. Sauer said that he does not support the Arts Center’s current idea. Mr. Herron said that the MAC Board had anticipated asking the ARB to reconsider their decision about painting the trim. Mr. Hunter stated that since the Arts Center has come before the Board twice, asking for reconsideration, and the answer was no both times, its highly likely that the Board will say no a third time.

Mrs. Holcombe believed that painting the trim was a separate issue, and had nothing to do with the landscaping and thought the Board should hear what the Arts Center wanted to discuss.

Mr. Sauer said that the Art Center has asked for the Board’s opinion twice before, and they chose not to take their advice, so he did not see any point of furthering the discussion. Mr. Hunter asked Mr. Herron what the cost estimate is for the landscape project. Mr. Herron replied

\$10,000.00 dollars. Mr. Hunter said that the painting project was not as expensive; it must be a matter of priorities. Mr. Hunter asked what the estimate of the landscape included, and Mr. Herron replied that it included several different items, including the gravel. Mr. Herron said that part of the project would be completed about eight to ten months from now, sometime next summer.

Mr. Myers asked Mr. Herron if the MAC had all of the money now to complete the project he is proposing, and Mr. Herron replied no.

The Board asked if they could discuss the matter with the Director of the Arts Center since he was present at the meeting. Mr. Jon Cook approached the microphone and stated his address of 777 Evening St., Worthington, Ohio. Mr. Cook said that all of the points are valid but the Art Center needs to have its landscaping plan changed because it is very difficult to maintain the mulch, it would be easier to maintain if they install gravel. Mr. Sauer asked if he could get a commitment from Mr. Cook to follow through with getting the trim painted on the building, and Mr. Cook said he will talk with the Arts Center's Board of Directors; he does not have the authority to make those kinds of decisions. He said he would get back to the Board as soon as possible.

Mr. Hunter asked if there were any other speakers. Mr. Robert Holmes approached the microphone and stated that he lives at 88 Rockwell Way, Worthington, Ohio. Mr. Holmes said that the Art Center needs to get some shrubs and make it look pretty. If they make it look pretty, they'll get the money they need from supporters.

Mrs. Holcombe believed if the Arts Center had the money now to install the gravel that they should go forth with getting that done, and that the painting issue is a separate problem.

Mr. Sauer felt that the Arts Center was not complying with the Board's suggestions, and wanted to see the matter tabled. He was not willing to discuss landscaping at this time.

Mr. Hunter said that it is possible to get an extension of the approval if projects cannot be completed due to financial reasons, and that may be something the Art Center might want to explore.

Mr. Hermann believed that the shrubbery was too small that is currently planted at the Arts Center. He also believed that turf might be better than mulch or stone. Mr. Hermann said that he would like to see some plants that are much more substantial in size to fit the space, not take ten years to grow big enough to fit the area. Mr. Hunter asked if there was anyone else present to speak either for or against this application and no one else came forward.

Mr. Sauer made a motion to table Case No. AR 73-10. Mr. Coulter seconded the motion. Mr. Hunter called for a vote and all members voted aye thereon. Mr. Hunter said this matter is tabled.

- d. Rear Porch Roof – **118 W. Dublin-Granville Rd.**
(Dave Fox Design/Build Remodelers/Hopton) **AR 74-10**

Discussion:

Mrs. Bitar discussed the facts from the application. The applicant, Mr. Bryce Jacob, approached the microphone and stated that he lives at 258 Frontenac Place, Worthington, Ohio. Mr. Jacob is the representative from Dave Fox Builders. Mr. Jacobs stated that his client wants to install a roof over the two doors in the rear portion of the house. Mrs. Lloyd asked if the applicant plans to replace the doors, and Mr. Jacob said that there is some rot at the bottom of the doors, but they will be repaired instead of replaced. Mr. Sauer asked if this is one single family residence, and Mr. Jacob replied yes.

Mr. Hunter asked if there was anyone present that was either for or against this application, and no one came forward.

Findings of fact:

1. The applicant is proposing construction of a roof above two doors on a rear portion of the house.
2. The roof will be supported by two columns.
3. Materials and colors will match the existing house.

Conclusion:

1. The proposed roof is an appropriate addition.

Mrs. Rodgers motioned:

THAT THE REQUEST BY DAVE FOX DESIGN/BUILD REMODELERS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A PORCH ROOF AT 118 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 74-10, DRAWINGS NO. AR 74-10, DATED OCTOBER 15, 2010, 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. All members voted aye.

- e. Building Renovations – **5617 N. High St.** (Kelma, LLC) **AR 75-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Timothy Hotz approached the microphone and stated that he lives at 1821

Waggoner Rd., Butler, Ohio. Mr. Hotz presented drawings of the proposed renovations. The former restaurant will be transformed into an animal hospital. Mr. Hotz said there will also be two other tenants. The plans include pulling the roof back, adding store fronts, and a ramp with a rail. The green canopy will be removed to open up the façade, expose the brick and stone veneer. A new roof is planned using synthetic slate, gable framing, and a cupola up on top. Mr. Hotz also said that they will be using stamped concrete for the sidewalk. They will bring the building up to ADA standards. He would also like to have window boxes mounted to the handrail for plants and flowers. Each tenant access point will have a black canopy made with energy efficient aluminum. The back of the building will be power washed, and necessary repairs will be made. The old ducts and kitchen exhausts will be removed. Mr. Hotz said they plan to use natural colors along with the black awnings, such as antique white for the building, and the doors will be bronzed. The driveway will be resealed, and restriped. Green space will be added with the necessary number of trees. Mr. Hotz said that the name of the shopping center will be the Shops of Old Worthington. The sign will be on a brick and stone pier.

Mrs. Bitar said that the owners are long time Worthington residents, and they have decided to sell the property. Mr. Sauer said he liked the presentation, and that it will be a nice change for the area. Mr. Sauer inquired about the south end of the building, and thought it might look better to relocate the steps, or possibly not have a car park in that area. Mr. Sauer asked how many parking spaces the shops will have. Mrs. Bitar said that there are 42 parking spaces, but a few will be lost to add trees.

Mr. Hermann said that he likes the improvement also. Mr. Hermann would like to see the center curb cut closed on High Street because it is dangerous for people walking on the sidewalk, plus that would leave two drive entrances. He added it would look nice to have a tree lined edge.

Mr. Hunter asked if there was anyone present either for or against this application. Mr. Bill Fischbein approached the microphone and stated that he lives at 96 Sharon Springs Dr., Worthington, Ohio. Mr. Fischbein said that he supports the work that will be done. Mr. Fischbein said that he has lived in the area for seven years, and frequently rides the bus. He said the conversation amongst the bus riders is that they wish to see the area revitalized. Mr. Fischbein also mentioned to keep in mind that there is a southbound bus stop at that location. Mr. Hunter asked if there were any other speakers either for or against this application, and no one else came forward.

Findings of fact:

1. This application represents a request to redevelop this former restaurant property for use as a multi-tenant building, to include an animal hospital. The other tenants have not yet been identified.
2. The plan calls for removal of the existing mansard roof on the front of the building and replacement with a new roof that has synthetic slate shingles which will wrap to the rear on both sides of the building. A sample will be brought to the meeting. A frieze panel is proposed around the building. On the front of the building that panel will serve as a

location for signage and lighting.

3. Windows are proposed across the front of the building creating 4 storefronts. Decorative trim is proposed with the windows. Black fabric awnings are also proposed above the storefronts.
4. The tenant spaces will become accessible with the addition of a ramp across the front of the building. An aluminum rail is proposed along the ramp, with openings to the doors. Flower boxes are proposed for the rail.
5. A portion of asphalt on the north side of the building will be replaced with grass and the parking lot is proposed to be sealed and restriped. The addition of trees in the parking lot will be required, and the applicant has proposed placement in the three spaces adjacent to the sidewalk at Mr. Hermann's suggestion
6. Signage details have not been presented.

Conclusions:

1. The proposed changes will improve the existing structure and site.

Mr. Hermann motioned:

THAT THE REQUEST BY KELMA LLC FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE BUILDING AT 5617 N. HIGH ST. AS PER CASE NO. AR 75-10, DRAWINGS NO. AR 75-10, DATED OCTOBER 15, 2010, BE APPROVED ON THE CONDITION THAT THE SITE PLAN BE REVISED TO CLOSE THE CENTER CURB CUT AND TO HAVE TREES INSTALLED, AND SUBMIT SITE PLAN FOR APPROVAL BY STAFF 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. All members voted aye.

- f. Demolition and New Building – **6902 N. High St.** (Children's Design Group – Mark D. Pavey, AIA) **AR 76-10**

Discussion:

Mrs. Bitar discussed the facts from the application. The existing HER building is proposed to be demolished and a new day care center will be constructed in its place. Mr. Hunter asked if the applicant was present. Mrs. Holcombe recused herself from this application. Mr. Mark Pavey approached the microphone and stated that his address is 1114 Eagles Creek Way, Actworth, Georgia 30101. Mr. Pavey is the architect that is designing the Primrose day care center. Mr. Pavey said that the HER building is approximately fifty (50) years old, and there is no way to

remodel or revise the existing structure, including the foundation. The day care center will be open from 6:00 a.m. to 6:30 p.m. five (5) days a week. Mr. Pavey said that the day care center will employ about forty (40) people, and it will be closed on the weekends. The playground will have either wood or rubber mulch made from recyclable materials.

Mr. Hunter said that the City already uses the springy rubber mulch for their parks because the wood has a tendency to rot. Mr. Hunter said that he would like to see that they use the rubber mulch. Mr. Pavey presented drawings of what the building will look like. The plan includes extensive landscaping, with several kinds of annuals to be added. Four parking spaces will be eliminated to make room for some trees.

Mr. Hunter said that there are major power lines in back of the building, and asked Mr. Pavey how he plans to handle that. Mr. Hunter also mentioned that trees cannot be planted within ten (10) feet of utility lines. Mr. Pavey said he will have to check on the utility situation.

Mr. Hunter said that there is a long drive off of High Street, and inquired about how many children will be accepted, to determine the number of arriving and departing vehicles. Mr. Pavey said that the day care center could possibly take care of children from about one hundred and forty (140) families. He said the normal drop off times range from 6:00 a.m. to 9:00 a.m. and the children are picked up between 3:00 p.m. and 6:00 p.m. Mr. Hunter asked how many parking spaces are available at the location.

Mr. Pavey said that there will be (41) parking spaces, and twenty two (22) of those will be taken up by staff members, leaving ample space for parents to drop off their children and sign them in, and then in the evening, pick their child up and leave. Mr. Sauer asked Mr. Pavey to describe the light fixtures in more detail and explain where they would be located. Mr. Sauer asked Mr. Pavey if the brick wall along the drive is part of the property, and Mr. Pavey replied yes, it is part of the property.

Mr. Hunter said he would like to see the wall disappear, or at least shortened. Mr. Hermann said he sort of liked the brick wall, and that it serves a purpose. Mr. Hunter said it can be difficult to see cars coming from the banks parking lot, and asked about partial removal to improve visibility. Mr. Pavey agreed to remove part of the brick wall for better visibility. Mr. Sauer asked if there was equipment on the other side of the brick wall, and Mrs. Bitar replied that there is a generator on the other side of the brick wall.

Mr. Pavey said he would like to see the day care's sign close to the road, and the west end of the flag. Mrs. Bitar said the applicant should consider installing the day care's name on the already existing sign.

Mrs. Lloyd wanted to discuss the west elevation. She said she was struggling with the proportions of where the roof came down near the window. Mrs. Lloyd also asked about sustainable initiatives, and if the building will be a LEED certified building using energy efficient materials. Mr. Pavey said it is very costly to build a LEED certified building. He said they are currently building a LEED certified building in the state of California, and it's very expensive, but they are learning from it. Mrs. Lloyd mentioned that all of the new schools, k-12, in Ohio, are being built with LEED certification. Mr. Hunter said the more the better.

Mr. Hermann asked Mr. Pavey to describe the dumpster, and if it will be a brick enclosure. Mr. Pavey said yes, it will be a brick structure and have steel doors. Mr. Pavey was concerned that the area may need additional lighting for the safety of the staff. Mr. Hermann believed that there was plenty of security lighting next door at the bank. Mr. Coulter mentioned the lighting level of J. Lui's parking lot is similar.

Mr. David Flowers, of 43 Highland Ave., Worthington, Ohio, asked to speak before the Board. Mr. Flowers asked if the wall was going to be completely torn down, and if so would it be replaced with a sound barrier?

Mr. Hunter responded and told Mr. Flowers that only a portion of the brick wall would be torn down. The brick wall that is behind Mr. Flowers property would remain there. Mrs. Bitar mentioned that there will be a solid four (4) foot hedge that would help to screen the parking area.

Mr. Hunter was concerned with the increased amount of traffic that would be coming in and out of the parking lot. Mr. Pavey did not think that it would be a problem since the delivery and pick up times are varied.

Mr. Hermann thought that maybe a sidewalk could be extended from Rockwell Way to the day care facility.

Mr. Hunter asked the audience if there was anyone else that would like to speak. Ms. Emily approached the microphone and stated that she lives at 80 Rockwell Way, Worthington, Ohio. She said she did not want to see a sidewalk extended from their street, because the street is already being used for a parking lot, and it is not fair to the home owners to have more traffic coming through their street. Mr. Mike Troper approached the microphone and stated that he lives at 85 Highland Avenue, Worthington, Ohio. Mr. Troper said that having a day care at that location will make Highland Avenue a mess with the additional traffic flowing in and out, especially when construction begins between Rt. 23 and Interstate 270. Mr. Don Dunton approached the microphone and stated that he lives at 79 Rockwell Way, and he absolutely does not want a sidewalk added from Rockwell Way. He does not want the additional traffic on his street. Mr. Dunton said that there are already two other day care centers on the other side of the street, off of Caren Avenue, and questioned the need for a third day care center in the same area. Mr. Dunton also asked about the density of the arborvitae, and if the proposed iron fence was appropriate for the neighborhood. Mr. Denton said he already hears noise from J. Lui's parking lot and the dumpster. Mr. Aaron Haney approached the microphone and stated that he lives at 72 Rockwell Way. Mr. Haney said that adding a sidewalk is a terrible idea. He does not want the extra traffic in the cul-de-sac. He felt that there should be as much green space as possible to act as a buffer against the additional sound.

Mr. Robert Holmes approached the microphone and stated that he lives at 88 Rockwell Way. Mr. Holmes said that there are a lot of children that live on the street and play in the cul-de-sac. He said an additional sidewalk would only bring more traffic to the area, and that would be dangerous for the children. He also mentioned that the crab apple trees are terrible. The Board

addressed several changes that would be needed for approval. Those issues concern the sign, the landscape, the height of the poles, the brick wall, lighting, and the gable in front of the building where the roof comes down near the window.

Mr. Sauer motioned to table the application until the changes have been addressed. Mrs. Lloyd seconded the motion. All members voted “aye” to table the application.

C. Municipal Planning Commission

1. Conditional Use Permit

a. Animal Hospital in C-2 – **5617 N. High St.** (Kelma, LLC) CU 07-10

Discussion:

Mrs. Bitar discussed the facts from the application. The conditional use permit will allow an animal hospital in the C-2 zoning district. Mr. Hunter asked if the applicant was present, and Mr. Hotz came forward and said that an animal hospital is a better use for the building, and it will be a good fit for the area.

Findings of fact:

1. The Vet Clinic is planning to relocate from its current site at 5949 N. High St. to this location. The design details are as presented with the ARB application.
2. The hours of use are Monday through Friday 8:00 am to 6:00 pm and Saturday from 8:00 am to 3:00 pm.

Conclusions:

1. This use should be much less intense than restaurants were at this site.
2. The effect on public facilities, sewerage and drainage facilities and utilities should be minimal.
3. There should not be any health, odor or hazardous element considerations.
4. The overall impact of this use should be positive.

Mr. Sauer motioned:

THAT THE REQUEST BY KELMA, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW AN ANIMAL HOSPITAL IN THE C-2 ZONING DISTRICT AT 5617 N. HIGH ST. AS PER CASE NO. CU 07-10, DRAWINGS NO. CU 07-10, DATED OCTOBER 15, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hermann seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye. Mr. Hunter said this matter has been approved.

- b. Child Day Care Center in C-3 – **6902 N. High St.**
(Children’s Design Group – Mark D. Pavey, AIA) **CU 08-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. The request for a conditional use permit is to allow a child day care center in the C-3 zoning district. Mr. Hunter asked if the applicant was present. Mr. Mark Pavey had spoken previously this evening concerning the construction of the child care center, and he returned to the microphone and stated his address as 1114 Eagles Creek Way, Actworth, Georgia. Mr. Hunter asked if there was anyone present either for or against this application, and Mr. Mike Troper approached the microphone and stated that his address is 85 Highland Ave., Worthington, Ohio. Mr. Troper asked Mr. Pavey, and the Board if there has been a traffic study for this project, or any of the other nearby buildings. If not, Mr. Troper recommended that a traffic study be done.

Mr. Pavey said no, a traffic study has not been done, and Mr. Hunter said there haven’t been any traffic studies done for neighboring buildings. Mr. Hunter asked if there was anyone else present that wanted to speak, and no one else came forward.

Findings of fact:

1. The details of the application are as presented in the Architectural Review item above.
2. Based on the applicant’s analysis, 162 cars per hour could be accommodated at this site. That figure is based on the number of parking spaces and the fact that parents must park to take the children into and out of the center. The center can accommodate 164 children, and 140 families are expected to use the center. The business uses 22 spaces for staff and van parking.
3. The hours of use are 6:00 am to 6:30 pm Monday through Friday.

Conclusions:

1. There will be an increase in traffic to and from this site, but the range of drop-off and pick-up times should help disperse the traffic.
2. The effect on public facilities, sewerage and drainage facilities and utilities should be minimal.
3. There should not be any health, odor or hazardous element considerations.

4. Generally a day care use is compatible with a residential neighborhood.

Mr. Coulter motioned:

THAT THE REQUEST BY CHILDREN'S DESIGN GROUP FOR A CONDITIONAL USE PERMIT TO ALLOW A CHILD DAY CARE CENTER IN THE C-3 ZONING DISTRICT AT 6902 HIGH ST. AS PER CASE NO. CU 08-10, DRAWINGS NO. CU 08-10, DATED OCTOBER 11, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hermann seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, abstain; Mr. Hermann, aye; Mr. Coulter, aye. Mr. Hunter said this matter has been approved.

2. Amendment to Development Plan

- a. **Freestanding Sign – 250 Old Wilson Bridge Rd. (Paradigm Properties of Ohio) ADP-06-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. The wall signs were approved at the last meeting.

Findings of fact:

1. Variances are required for the two businesses that have 100 sf wall signs to also have their names on the freestanding sign, as was briefly discussed at the last meeting.
2. Each business would end up with about 126 sf of sign area if the name is in both locations.

Conclusion:

1. The proposed allowance of signage in both the wall sign and freestanding sign is acceptable. The signs serve very different viewing areas.

Mr. Hermann motioned:

THAT THE REQUEST BY PARADIGM PROPERTIES OF OHIO FOR APPROVAL TO AMEND THE DEVELOPMENT PLAN BY ADDING SIGNAGE AT 250 OLD WILSON BRIDGE RD. AS PER CASE NO. ADP 05-10, DRAWINGS NO. ADP 05-10, DATED OCTOBER 6, 2010, 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 role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye. Mr. Hunter said this matter has been approved.

3. Subdivision

- a. Lot Split with Variances (Preliminary & Final Plans) – **35 Howard Ave.** (Todd Walter)
SUB 01-10

Discussion:

Mrs. Bitar reviewed the facts from the application. The previous structure was demolished from this site. The applicant would like to divide one parcel into two, creating one additional building lot. A drainage plan with a swale that would run towards the alley and not to the adjacent owners was discussed. Variances will need to be granted. Mr. Hunter asked if the applicant was present. Mr. Todd Walter approached the microphone and stated that he owns 35 Howard Ave., Worthington, Ohio.

Mr. Sauer discussed the fact that the existing neighborhood does not have sidewalks. Mr. Hunter stated that he was not sure there was enough room for a sidewalk. Mrs. Bitar confirmed that there is enough room for a sidewalk. Mr. Sauer said it's the character of the neighborhood to not have a sidewalk. Mrs. Bitar said it will be safer for the residents to have a sidewalk, especially when pushing a baby stroller, or children riding their bikes. Mr. Hermann said that he agreed that it would be much safer for children if a sidewalk was added. Mr. Hunter asked if there was anyone present that was either for or against this application, and no one came forward.

Findings of fact:

1. The applicant would like to divide one parcel into two, creating one additional building lot.
2. Requested variances include:
 - Lot width
 - Lot area
 - Sum of side yards
 - Setback along an alley right-of-way
3. Other lots in this area are of a similar size as the resultant lots.
4. The previous structure on the site was demolished.
5. Drainage has been addressed on the proposed preliminary plat.

Conclusion:

1. The proposed lots are of the same character as others in the neighborhood.

Mr. Hermann motioned:

THAT THE REQUEST BY TODD WALTER FOR APPROVAL OF A SUBDIVISION TO CREATE ONE NEW LOT AT 35 HOWARD AVE. WITH THE CONDITION THAT A SIDEWALK BE INSTALLED FROM THE APRON TO THE ALLEY INCLUDING THE TREE LINE AS PER CASE NO. SUB 01-10, DRAWINGS NO. SUB 01-10, DATED OCTOBER 15, 2010, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL 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 role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye. Mr. Hunter said this matter has been approved.

Mr. Coulter motioned to adjourn. Mr. Hermann seconded the motion. All members voted “aye” and the meeting adjourned at 11:32 p.m.