



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
July 12, 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; Kathy Holcombe, Secretary; Amy Lloyd; David Foust; and Richard Schuster. Also present were: Lee Brown, Director of Planning & Building; and Laney Ellzey, Building & Planning Assistant. Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; and Commission members Thomas Reis, Vice-Chair; and Edwin Hofmann were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the June 28, 2018 meeting

Mr. Schuster moved to approve the minutes, seconded by Mr. Foust. All Board members voted “Aye,” and the minutes were approved.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board – Unfinished

1. **Request for Reconsideration - Signs – 559 High St. (Jackriya Thi/Elevated Beauty)**
AR 48-18

Mr. Brown reviewed the following from the staff memo.

Findings of Fact & Conclusions

Background & Request:

This application was approved at the last meeting as amended to replace the existing metal awning with a fabric awning rather than retaining and painting the metal awning. The applicant would like the ARB to reconsider the application to be allowed to reuse the existing awning. A motion to reconsider would be needed before discussing the application.

Mrs. Holcombe moved to reconsider the motion, seconded by Mr. Foust. All Board members voted, "Aye," and the motion was approved.

This parcel has a commercial building (constructed in 1969) at the front and a single family home (constructed in 1930) at the rear, with split zoning to reflect those uses. The property owners purchased the property in 2012, moved their business, Haddad Oriental Rugs, into the commercial building near High St., and lived in the house to the rear. Both buildings were renovated, including new siding and roofing on the commercial building and a new garage was approved behind that was never constructed. In 2012 there was also approval of a change to the signage, including a new awning sign and new sign faces for the existing freestanding sign.

This application is being made by a new tenant for the commercial building who plans to operate a spa called Elevated Beauty, and would like to change the signs accordingly.

Project Details:

1. In 2016, the existing metal awning was painted burgundy and graphics were applied to identify Haddad oriental Rugs. This application is a request for approval to paint the awning semi-gloss black and apply white graphics identifying "elevated beauty" with "SPA & LOUNGE" below.
2. The freestanding sign faces are proposed to be painted with the same semi-gloss black for the existing 61" wide x 27" high background panels, and there would be white acrylic graphics to match the awning sign. The sign would either need to have an opaque background or the internal illumination could not be used.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

Staff recommended approval of the proposed changes as the awning and freestanding signs would be appropriate for this site.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. R. Jaz Mam, 1449 Worthington Woods Blvd., Worthington, Ohio. Mr. Mam said he thought the sign would look fantastic covered with fabric but the cost is not economically feasible at this time. Mrs. Holcombe said she did not want to see a semi-gloss paint for the sign because the sign is beat up and all of the damage would show with that type of paint. Mr. Foust said he drove past the sign many times, and most of the time, during the day you cannot tell there is damage, but as a pedestrian you can see the damage. Mr. Coulter said he would be okay with the awning being painted with a flat or a matt finish. Mr. Mam said that would be fine. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY JACKRIYA THI OF ELEVATED BEAUTY FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE AWNING AND FREESTANDING SIGNS AT 559 HIGH ST. AS PER CASE NO. AR 48-18, DRAWINGS NO. AR 48-18, DATED JUNE 5, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED TO INCLUDE THAT THE PAINT BE FLAT BLACK.

Mrs. Lloyd seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

C. Architectural Review Board – New

1. Sign Face Replacement; Paint Shutters, Front Door, & Trim– **891 High St.** (The Salt Box LLC) **AR 56-18**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

According to “Styles and Structures of Old Worthington, A Photographic Survey”, this building is a farmhouse that was built in 1875 as a single-family home and was converted to a commercial use over the years. It is believed the structure is essentially as built, with the exception of the addition of a side entrance, and front multi-paned window. In 2004, the Board approved the previous property owner to install 4” vinyl siding over the existing wood shingle siding. The single-tenant structure has been used as an office for decades, and most recently housed America Interstate Tours. A new tenant is in the process opening a health and beauty spa in the currently vacant space. The applicant would like to replace the existing sign panel, paint the shutters, front door & trim on the building and cleanup the landscaping on the site.

Project Details:

1. It is our understanding that the existing wood sign panel will be replaced with an aluminum sign panel with the name “The Salt House” while utilizing the existing posts. The new sign would not be illuminated, and would be the same size (30”x30”) as the current sign. The sign would have vinyl lettering on metal. Clarification is needed at the meeting. Information was not included in their application.
2. The existing trim will be painted the existing color, the shutters will be painted dark gray (Web Gray) and the front door will be painted light blue (After the Rain). The existing gray vinyl siding will remain untouched. The added color on the door will help add a touch of color to the entrance, and would be appropriate as an accent color. The shutter color also seems appropriate.
3. The applicant will also be removing the existing dead and overgrown vegetation, and will be installing new boxwoods along the front of the building. This will also help add

visibility for the sign and compliment the building.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- While the architecture is of prime importance in a commercial district such as Worthington's, landscaping of building sites is also important. Landscaping works with other site elements to create the district's sense of high quality.
- Color can have a significant impact upon a building's design and appearance, the Board encourages the use of colors appropriate to the buildings and the overall character of Worthington. There is a policy of flexibility in color use throughout the district. Overall it is important to look at the existing commercial/institutional building stock to get a sense of appropriate colors and combinations of colors.
- Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the "monument" type (standing vertically, mounted on a ground-level base and not on a pole); they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting.
- Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Bright color shades generally are discouraged in favor of more subtle and toned-down shades. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

Staff recommended approval of this application once we receive clarification on the sign material.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Stephanie Gillespie, 2475 Wickliffe Rd., Columbus, Ohio, and Natalie Scott, 441 Limestone Way, Columbus, Ohio. Board members had no concerns. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY THE SALT BOX LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE SIGN FACE ON THE FREESTANDING SIGN, PAINT SHUTTERS, FRONT DOOR & TRIM AT 891 HIGH ST., AS PER CASE NO. AR 56-18, DRAWINGS NO. AR 56-18, DATED JUNE 25, 2018 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Schuster seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

2. Generator – **1890 W. Dublin-Granville Rd.** (The Electric Connection, Inc./Price) **AR 58-18**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The existing single-story ranch home was constructed in 1957 on 1.66-acres, and is approximately 1,855 sq. ft. in size. The applicant would like to install a generator on the northwest side of the house.

Project Details:

1. A backup generator is to be installed near the northwest corner of the existing house. The generator will be 2-feet by 4-feet and 30-inches in height.
2. No site plan was provided as part of this application, however staff has been able to determine that the generator would be located approximately 200-feet back off the roadway (W. Dublin-Granville Rd. – SR-161), and approximately 25-feet from the side property line. The generator would be located approximately 80-feet from the neighbor’s house to the west. A landscape plan was not provided to show how the applicant plans to screen the generator. Landscaping for screening of the generator will be required as part of the approval.
3. Typically the Board requests the generator to be tested between 9:00 am and 5:00 pm, Monday through Friday. No information was provided.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Although not specifically addressed in the guidelines, mechanical equipment such as condensing units and generators have typically been approved by the Architectural Review Board if there is appropriate screening from the right-of-way and neighboring properties.

Recommendations:

Staff recommended approval of the application with the following conditions:

- Landscape screening will be provided on all sides of the generator, and must be at least the height of the generator at the time of planting.
- Generator should only be tested between 9:00 am and 5:00 pm, Monday through Friday.

Discussion:

Mr. Coulter asked if the applicant was present. No one was available to represent the applicant. Mr. Brown suggested moving forward with approval since we have heard no complaints from the surrounding property owners, and that the approval would have conditions for landscaping and testing time would be passed along to the applicant and property owner. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY THE ELECTRIC CONNECTION INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A GENERATOR AT 1890 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 58-18, DRAWINGS NO. AR 58-18, DATED JUNE 28, 2018, BE CONDITIONALLY APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS: LANDSCAPE SCREENING REQUIRED ON ALL SIDES OF THE GENERATOR AND THAT THE GENERATOR ONLY BE TESTED BETWEEN 9:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY.

Mr. Schuster seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

3. Canopy Replacement – **6877 N. High St.** (LCNB National Bank) **AR 60-18**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This multi-tenant commercial building was constructed in the early 1970's. In 2007 a curved blue awning was approved above the entrance by the Board. On May 10, 2018 the Board approved a new sign for LCNB National Bank to make changes to the freestanding sign out on N. High St. The Board required the sign to be a darker green in color vs. the original proposed lighter green. The applicant would now like approval to change the awning color from its current blue to a proposed dark green.

Project Details:

1. The proposed green fabric awning will be the exact same size as the current blue awning.
2. The existing awning is approximately 6'-8" high and 14'-8" in width with the address on the front. The proposed awning will also have the address on the front to identify the building.
3. The proposed green for the awning is a matte green. A color sample has been submitted, and will be shown at the meeting.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Awnings have shaded storefronts and provide weather protection for those entering and exiting a building for decades. Fabric awnings are appropriate but should have a matte rather than glossy surface.

Recommendation:

Staff recommended approval of this application. The proposed matte green awning is appropriate in color, and will complement the color on the freestanding sign.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Mark Bennington, 6877 N. High St.,

Worthington, Ohio, said they would just like to switch the awning color from blue to dark green. Board members had no questions or concerns. Mr. Coulter asked if there was anyone to speak for or against this application but no one came forward.

Motion:

Mr. Schuster moved:

THAT THE REQUEST BY LCNB NATIONAL BANK FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE AWNING AT 6877 N. HIGH ST., AS PER CASE NO. AR 60-18, DRAWINGS NO. AR 60-18, DATED JUNE 29, 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. Mr. Brown called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

4. Patio with Fireplace, Arbor and Fence; Additional Fence – **685 Morning St.** (Laura and Brendan Ross) **AR-61-18**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

A contributing property to the Worthington Historic District, the original part of this house was built in 1900 in the farmhouse style. Many additions have been constructed over the years, including a second floor constructed above part of an existing rear one-story addition in 2012, and a new room and covered porch at the rear of the structure in 2017. This application would allow installation of a patio at the recently constructed covered porch, and a fence is proposed at the southeast corner of the house.

Project Details:

1. There are 13 raised beds to the rear of the house that would be included as part of an enclosed patio area adjacent to the most recent addition. Proposed is a 5' high French gothic picket style fence to enclose the ~36' x ~70' L-shaped area. The closest distance of the fence to a neighboring property would be 35'6" from the north property line. The patio would be bluestone and gravel, and a brick or stone fireplace is proposed with an arbor behind. The cedar fence and arbor will remain natural.
2. A 4' high cedar picket fence is proposed to extend from the southeast corner of the house to the trees at the south property line, about 6' from the line. The fences appear to have spacing between pickets equal to the picket width per the enclosed photographs. The cedar fence will remain natural.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

Recommendation:

Staff recommended approval of this application. Although 5' fencing is proposed around the patio, the fenced area would be small compared to the property and quite a distance from the neighboring properties and the right-of-way. The other features of the patio are appropriate. Open style 4' picket fencing is appropriate to be seen from the front.

Discussion:

Mr. Coulter asked if the applicant was present. Mrs. Laura Ross, 685 Morning St., Worthington, Ohio, and Mr. Brendon Ross, 685 Morning St., Worthington, Ohio, said they wanted a five foot fence to help keep the deer out of their backyard, and the cedar fence would not be painted. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward. Mrs. Ross stated that they would like to have a 2-inch picket with 1.5-inch spacing. Mr. Foust clarified that the pickets and the spacing would need to be equal. They would be permitted a 2-inch picket with 2-inch spacing between pickets. This helps keep the open character and feel of the community. Mrs. Ross stated that she would feel comfortable doing a 2-inch picket with 2-inch spacing for the fence.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY LAURA & BRENDON ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A PATIO AND INSTALL FENCING AT 685 MORNING ST. AS PER CASE NO. AR 61-18, DRAWINGS NO. AR 61-18, DATED JUNE 29, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION THAT THE FENCE HAVE 2-INCH SPACING PER 2-INCH PICKET FOR EQUAL SPACING.

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

**5. Freestanding Sign Replacement – 777 High St. (The City of Worthington/Griswold Center)
AR 59-18**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The Griswold Center was constructed in 1992 and has only had minor modifications to maintain the building and property over the years. Replacement of the freestanding sign near High St. is

proposed with this application.

Project Details:

1. The proposed sign was designed as part of the City’s wayfinding program, which was adopted by the City Council in 2015. Similar signs are proposed for other City owned facilities.
2. Placement is proposed in the same location as the existing sign, which is about 10’ behind the sidewalk and 28’ south of the High St. drive to the Griswold Center.
3. The new sign is proposed with a 30” high brick base with a soldier course on top and sandstone panels with the address etched and filled. The 58 ¼” high x ~78” wide sign would be constructed with Barite White colored aluminum panels with a Cesna Black Metallic City logo on an Antwerp Blue patterned curve on the top. The building name in 7” high and ½” thick Indigo acrylic letters is proposed on the main sign body, with the “City of Worthington” across the bottom Antwerp Blue. Proposed for the sides are Cessna Black Metallic ~10” wide columns

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

Recommendation:

Staff recommended approval of this application. The proposed sign is in keeping with the citywide wayfinding package that was adopted by City Council, and is complementary to the Griswold Center.

Discussion:

Mr. Brown explained the City of Worthington was the applicant for this matter. Board members did not have any concerns. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY THE CITY OF WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FREESTANDING SIGN AT THE GRISWOLD CENTER, 777 HIGH ST. AS PER CASE NO. AR 59-18, DRAWINGS NO. AR 59-18, DATED JUNE 28, 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. Mr. Brown called the roll. Mr. Coulter, aye; Mrs. Holcombe,

aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

6. Wall Signs; Railings; Retaining Wall – **890 & 910 High St.** (MK & K Realty, Inc.) **AR 57-18**

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D. Municipal Planning Commission

1. **Amendment to Development Plan**

a. Wall Signs; Railings; Retaining Wall – **890 & 910 High St.** (MK & K Realty, Inc.) **ADP 05-18**

Findings of Fact & Conclusions

Mr. Brown reviewed the following from the staff memo:

Background & Request:

Two buildings were approved south of the CVS building in 2007, and revised in 2016. PetPeople moved into the building to the north (910) last year, and the shell building at 890 was finished this year. This application is a request for signs for the second floor tenants in the 890 building, and for railings that were added due to changes in grade for both buildings.

Project Details:

1. Two second floor tenants would like to have signs both on the front of the building and near the parking lot entrance. A variance is needed to have more than one wall mounted sign per business. The front signs would consist of 14' wide x 18" high HDU panels with scalloped corners, and 13" wide x 12" high aluminum panels mounted to them. Letters and logos that are .38" thick are proposed to be mounted on the aluminum. The background would be blue with the letters, logos and borders being white. New gooseneck lamp are proposed above. For the rear of the building, one 8' wide x 3' high sign with two tenant names is proposed above the entrance to the second floor. The proposed sign would be in the same style as the front sign, except the graphics would be vinyl with no thickness. One tenant has been identified as COPC Worthington Pediatrics, and the second tenant has not yet been named.
2. Railings were needed for safety at the steps on the north side of 890 High St. (Building B) and a retaining wall and railings were needed on the north side of 910 High St. (Building A) to accommodate the change in grade. The railings are black in a simple round shape. Because the structures are within the required front yard, variances are needed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate

material for projecting and wall signs. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

The Architectural District Ordinance calls for design and materials to be compatible.

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.

Recommendation:

Staff recommended approval of these applications. Two wall mounted signs are appropriate for these tenants, and the style proposed is appropriate except the rear sign should also have raised letters. The railings are appropriately styled and located on the property.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Chris Kessler, representing MK&K Realty, 7215 Busey Rd., Canal Winchester, Ohio. Mr. Brent Howard, representing Wallace Ackley Co., for leasing and ownership and the tenant that will be moving into the second floor location. Mr. Howard stated his address: 695 Kenwick Rd., Columbus, Ohio. Also in attendance was Mr. William Adams, 866 Pipestone Dr., Columbus, Ohio. Mr. Howard said he would like to re-submit plans and gave them to Mr. Brown.

Mr. Coulter said he does not want to see more than one fence style for this property and wanted to make sure everything matches. Mr. Kessler agreed. Mr. Foust asked if there was potential for six signs on the front of the building. Mr. Kessler said the building was constructed and designed for the first floor to accommodate retail and a restaurant and could be split up into three tenant spaces. Ideally, they would like to have two, which would eliminate signage. Currently, Porch Growler has signed a lease for the southernmost third of the building on the first floor, but they do not have anything in writing for the rest of the space so there could be two additional signs. On the second floor, COPC Worthington Pediatrics has taken the majority of the second floor, leaving approximately 1,300 square feet remaining for another tenant. There would only be two signs for the second floor. The tenant will have to come back to the Architectural Review Board (ARB) for review and approval. Mrs. Holcombe asked if there would be goose neck lighting on both sides of the building and Mr. Kessler said he did not plan to have goose neck lighting on both sides because there would not be any signage to illuminate. Mrs. Holcombe said she did not have a strong opinion about that.

Mr. Foust asked Mr. Kessler if there was an internal mechanism set up to control signage for future tenants. Mr. Kessler said their leases have language that the tenant will need landlord and City of Worthington approval, and subject to code requirements, and architectural review. Mr. Kessler replied he would like to keep the signage for the building standard in nature. Mr. Kessler said at a previous meeting glass or solid panel doors were approved, and Mr. Coulter said he preferred

glass over a solid panel door. There was a discussion about the balancing of the goose neck lights and Mr. Kessler said he was okay with the Board's suggestion. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

ARB Motion:

Mr. Foust moved:

THAT THE REQUEST BY MK&K REALTY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL WALL SIGNS AND RETAIN RAILINGS AT 890 & 910 HIGH ST., AS PER CASE NO. AR 57-18, DRAWINGS NO. AR 57-18, DATED JUNE 28, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED TO INCLUDE MATCHING GOOSE NECK LIGHT FIXTURES ON THE NORTH THIRD OF THE BUILDING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

MPC Motion:

Mr. Foust moved:

THAT THE REQUEST BY MK&K REALTY TO AMEND THE DEVELOPMENT PLAN FOR THE PROPERTIES AT 890 & 910 HIGH ST. BY INSTALLING WALL SIGNS AND RETAINING RAILINGS AS PER CASE NO. ADP 05-18, DRAWINGS NO. ADP 05-18, DATED JUNE 28, 2018, AND AMENDED DRAWINGS SUBMITTED AT THE MEETING; 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.

Seconded by Mrs. Holcombe. Mr. Brown called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Foust, aye. The motion was approved.

C. Architectural Review Board – New (continued)

7. Wall Signs; Patio Furniture & Railing; Rear Door Replacement – **890 High St.** (William Adams) **AR-62-18**

D. Municipal Planning Commission (continued)

- b. Wall Signs; Patio Furniture & Railing; Rear Door Replacement – **890 High St.** (William Adams) **ADP 06-18**

Mr. Brown said staff had no concerns.

Findings of Fact & Conclusions

Background & Request:

Two buildings were approved south of the CVS building in 2007, and revised in 2016. PetPeople moved into the building to the north (910) last year, and the shell building at 890 was finished this year. Porch Growler is a tenant planned for the first floor and is seeking approval for signs, patio accoutrements and a rear door change.

Project Details:

3. Two signs are proposed for the building, one above the High St. southernmost storefront, and a logo near the southernmost door facing the parking lot. A variance is needed to have more than one wall mounted sign. The front sign would consist of ½” thick 11.5” high individual white acrylic letters spelling “PORCH GROWLER” spanning 11’ 10.5”. To the left would be an 18.75” high round logo with a blue background and routed out white graphics of an Adirondack chair with a growler sitting on the arm. To the left of the rear door a 28” high round 1 ½” thick HDU disc with a raised border and logo with text in an outer circle is proposed. Both signs would be illuminated with existing fixtures on the building.
4. The 22 seat patio is proposed for enclosure with black decorative fencing between 6 black planter boxes matching the existing planters in front of the building. Metal and wood tables and chairs are proposed in the enclosed area. The business owner would also like the option to add black umbrellas for the seating. A 3’ wide path is planned between the tables to allow patrons to enter the front door. A variance is needed for the fencing in the required front yard.
5. A 15 light door to match the front door is proposed to replace the southern rear door which is solid with just a transom above.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

The Design Guidelines recognizes seating and tables for use by patrons makes an area feel more open and pedestrian-friendly. The Architectural District Ordinance calls for design and materials to be compatible.

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.

Recommendation:

Staff recommended approval of these applications. Two wall mounted signs are appropriate for this suite given the two entrances, and the style proposed is appropriate. The proposed patio furniture and fencing is suitable in this location.

ARB Motion:

Mr. Foust moved:

THAT THE REQUEST BY WILLIAM S. ADAMS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL WALL SIGNS AND ADD PATIO FURNITURE AND FENCING AT 890 HIGH ST., SUITE C, AS PER CASE NO. AR 62-18, DRAWINGS NO. AR 62-18, DATED JUNE 29, 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. Mr. Brown called the roll. Mr. Brown called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

MPC Motion:

Mr. Foust moved:

THAT THE REQUEST BY WILLIAM S. ADAMS TO AMEND THE DEVELOPMENT PLAN FOR THE PROPERTY AT 890 HIGH ST. BY INSTALLING WALL SIGNS AS PER CASE NO. ADP 06-18, DRAWINGS NO. ADP 06-18, DATED JUNE 29, 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.

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mrs. Holcombe, aye; and Mr. Foust, aye. The motion was approved.

E. Other

Mr. Brown & Mrs. Ellzey discussed the Laurels located at 1030 High St. wanting to re-roof the interior portion of their building, surrounding a courtyard, which is not visible from any sides. They would like to change the flat black material to white. Since the rooftop cannot be seen from abutting properties or any right-of-ways if the Board would approve this with their blessing without coming before the Board. The Board members were supportive with the matter handled administratively. Mr. Brown asked if similar items like this could be administratively approved by City Staff. The Board agreed, and stated that we (Lee Brown & Lynda Bitar) typically touch base with a couple Board members to confirm when they are in doubt. Mr. Brown also mentioned that the Worthington City Council meetings would be available streaming live on television (with a 45 second delay) beginning Mondays in September 2018. The meetings will also be archived. A link will be sent out to the Board members.

The Holiday Inn is still scheduled to close at the end of July, and demolition is scheduled to begin

in September 2018.

F. Adjournment

Mr. Foust moved to adjourn the meeting, seconded by Mrs. Holcombe. All Board members voted, “Aye;” and the meeting adjourned at 8:11 p.m.