



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
April 11, 2019

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; and Richard Schuster. Also present were Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning and Building; Lynda Bitar, Planning Coordinator, and Clerk of the Municipal Planning Commission. Commission members Edwin Hofmann and David Foust, and Board member Amy Lloyd were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the March 28, 2019 meeting

Mr. Reis moved to approve the minutes, and Mrs. Holcombe seconded the motion. All Board members voted, “Aye,” and the minutes were approved.

4. Affirmation of witnesses

B. Architecture Review Board

1. Rear Garage Door & Front Entry – **688 Hartford St.** (Marcus Hitt) **AR 28-19** (Amendment to AR 63-18)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house is a Cape Cod that was built in 1938 and is a contributing building in the Worthington Historic District. This property is 43’ wide and extends roughly 252’ to the east. The owners are in the process of constructing a rear addition; replacing the siding and windows; renovating the garage; constructing a shed; replacing existing fencing; and replacing the front porch and drive.

This request is for approval of a different rear garage door and changes to the front entry.

Project Details:

1. The previously approved new doors on the rear of the garage were to be sliding barn doors. Now the owner would like to install French doors with simulated divided light to match the doors on the rear of the house.
2. Bricks were proposed as a cap to the front porch which was deteriorating. The owner now needs to replace the entire stoop and would like to leave it as plain concrete.
3. In the previous approval, the bricks for the walkway and sides of the drive approach were to match the red brick color of chimney. The owner now plans to leave the walkway as it is with lighter colored brick pavers, and add bricks to match next to the drive approach.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

For repair work on older outbuildings, use new materials that match the old as closely as possible. Avoid modern materials that are incompatible with the original designs of these structures. When in doubt, use materials that match those on the house, as was often done historically. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff recommended approval of this application, as the changes were appropriate for this property.

Discussion:

Marcus Hitt, 688 Hartford St., Worthington, Ohio, said they originally proposed barn doors for the back and felt that was a bad design choice and the contractor installed the proposed door quicker than they could get approval. Mr. Hitt said there was a safety issue with the stoop and the stoop should be replaced. He said they also still would like to replace the brick walkway with red bricks and the driveway next year. Mr. Coulter asked if there was anyone who wanted to speak and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY MARCUS W. HITT TO AMEND CERTIFICATE OF APPROPRIATENESS #63-18 BY MODIFYING THE REAR GARAGE DOOR & FRONT ENTRY AT 688 HARTFORD ST., AS PER CASE NO. AR 28-19, DRAWINGS NO. AR 28-19, DATED MARCH 29, 2019 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. Schuster, aye. The motion was approved.

2. Shed – **881 Oxford St.** (Steve Strohl & Kathleen Gwynne) **AR 29-19**

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

The house on this 79.5' wide x 153' deep property is a 1950's Cape Cod which is a contributing building in the Worthington Historic District. The structure includes a garage that is attached on the north side, and a deck to the rear that was approved in 2012.

The owners would like to construct a shed at the northwest corner of the property.

Project Details:

1. The footprint of the proposed shed would be 12' x 16', with the actual structure being 12' x 12'. Location would be angled toward the yard from the corner, 8' from the side property line and 10' from the rear property line.
2. A shed style roof is proposed for the structure. The extra 4' of proposed flooring would be covered by a higher ~11'11" part of the roof and function as a deck. The rear of the roof would be ~8'8".
3. Wood composite siding is proposed for the walls that would be painted Sherwin Williams Porpoise (7047) to match the house. Asphalt shingle roofing to match the house is also proposed. Two doors are shown on the southeast side.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Recommendation:

A shed of this size, placement and material is appropriate for the property. A structure with a gabled roof may be more complimentary to the house and district.

Discussion:

Steve Strohl, 881 Oxford St., Worthington, Ohio; and Ms. Kathleen Gwynne, 881 Oxford St., Worthington, Ohio came forward as the applicants. Ms. Gwynne said the deck would be 12 x 12, not 12 x 16. She said the roof of the shed was 12 x 16. Mr. Strohl said they opted for the slanted roof instead because they felt that would be less intrusive. Mrs. Bitar explained if the overhang was not there the shed would not look so dramatically different. Mr. Reis suggested if the rooftop of the shed was gabled everyone might be happy. Mrs. Bitar showed drawings from the applicant of the shed with a gabled roof. Mr. Coulter asked if there was anyone present that wanted to speak, but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY STEVE STROHL & KATHLEEN GWYNNE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SHED WITH A GABLE ROOF LINE AT 881 OXFORD ST., AS PER CASE NO. AR 29-19, DRAWINGS NO. AR 29-19, DATED MARCH 29, 2019, 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; and Mr. Schuster, aye. The motion was approved.

The following item was considered after Item #4 on the agenda:

3. Garage, Siding, & Roof – **1 Kenyon Brook Dr.** (Robb Best) **AR 30-19** (Amendment to AR 104-18)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This property is roughly 0.6 acres in area on the north side of Kenyon Brook Dr. and adjacent to N. High St. The 1 ½ story house was constructed in 1923 and was one of 3 original houses that were later part of the Kenyon Brook Dr. subdivision. The owners were approved to construct a freestanding 24' wide x 28' deep two-car garage to the east of the house at the ARB's November 8, 2018 meeting.

This application is a request to modify certain details of the previous approval for the garage, and to allow the owner to replace the siding and roofing on the house.

Project Details:

1. Alterations to the garage include:
 - The window style was changed to match house windows which have a 3 over 1 pattern. The windows would be installed without muntins, and the homeowner would construct and install them at a later date.
 - Each garage door would now have 12 panels with 4 vertical sections each and 4 sets of 2 vertical windows above.
 - A heat pump is proposed on the west side.
2. House modifications:
 - The existing cedar siding on the house is rotting in places, brittle and will reportedly not hold paint. Replacement with LP SmartSide lap siding in the same width is proposed. The color would be Dover Gray as was approved for the garage.
 - Pewter Landmark asphalt shingles are proposed for the house roof and would also match the new garage. Currently the roof edges are curved over the side, but would not be replaced that way. No contractors have proposed matching that design for the homeowner.

- One light fixture is proposed above each garage door, and a light would likely be needed by the man door.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Wood Siding:

- Existing historic wood siding should be retained and repaired as required. Such siding gives historic buildings a texture and appearance important to their character. Most siding is painted to weatherproof it, and keeping the paint in good shape is very important.
- If paint consistently blisters or peels off wood siding, look for moisture coming from leaking gutters or down-spouts; leaking supply or drain pipes on the interior; wall insulation that has collected moisture; or ground moisture rising into the siding. Correct these conditions and dry out the siding before painting again.
- Repairs to damaged siding should be done with new wood that exactly matches the appearance of the existing. Historic wood siding should not be covered over or removed if it is repairable.
- Wood siding is the preferred exterior material for new buildings, additions to existing buildings, or new garages and outbuildings. The siding should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding.
- If replacement siding is installed over or in place of wood siding, it should be located only where the original siding was used. Avoid removal of or damage to window and door surrounds, ornamental elements such as eave brackets, and decorative panels or shingled areas. The new siding should match the thickness and width of the old as closely as possible. Consider removal of existing replacement siding, including cement-asbestos, but only if the underlying original siding is in good condition or can be repaired.

Roofs:

- Watch for roof problems such as bulges or dips in the roof (older roofs often have some simply from age, but such areas can cause open joints in metal roofing or lifted shingles); and interior stains around chimneys, dormers and skylights (these usually are symptoms of a flashing problem).
- Repair and retain existing traditional roofs such as wood shingle or slate. Roof materials often were intended to add to a building's character (especially slate) and should be retained for that reason.
- When installing a new roof on a building that currently has asphalt shingles, avoid the uneven, "staggered-butt" design or other shingle patterns that try to create an older look; a medium gray color generally is appropriate on an older building if it originally had a slate roof. Green, red or black shingles may also be appropriate, depending on the building's predominant colors. Avoid very light-colored shingles.

Recommendations:

Staff recommended approval of this application based on the following considerations:

- The changes to the garage would make it more complimentary to the house.

- Although replacement of historic siding is not recommended, the condition of the siding is likely valid. Use of the same width and thickness of siding is important to retain the overall look.
- The roof on this house has always been curved on the edges and is part of the character. It is unfortunate the homeowner cannot find an asphalt shingle manufacturer or installer that is capable of that type of installation. It is most important, however, that the roof be able to keep water out of the house and away from the walls.

Discussion:

Robb and Mary Best, 1 Kenyon Brook Dr., Worthington, Ohio were the applicants. Mr. Best said the siding was 100 years old and in rough shape. Mr. Reis asked what was being used to replace the siding. Mrs. Bitar explained LP SmartSide would be used, and that type of siding had been seen in other areas of the district. Mr. Best showed a grey color sample to the Board members. Mr. Reis said he liked the curved roof, but understood why it needed to be changed. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ROBB BEST TO AMEND CERTIFICATE OF APPROPRIATENESS #104-18 WITH CHANGES TO THE PROPOSED GARAGE AND HOUSE AT 1 KENYON BROOK DR., AS PER CASE NO. AR 30-19, DRAWINGS NO. AR 30-19, DATED MARCH 29, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

4. Fence, Window, & Finishes Modifications – **158 Medick Dr.** (Nicholson Builders Inc./ Gasser) **AR 31-19** (Amendment to AR 91-18)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The Medick Estates Subdivision was approved in 1950, creating Medick Way and Tucker Dr. This lot is at the northwest corner of Medick Way and Evening St., being one of three Medick Estates lots that are part of the Architectural Review District due to their adjacency to Evening St. The original house on this lot was constructed in 1951 and demolished down to the foundation last year. A new house is nearing completion, and approval is sought for minor modifications to proposed fencing, windows and finishes.

Project Details:

1. When this project began there was fencing around the area east of the house that was approved by the ARB & BZA in 2008. The plans approved for the new house only showed fencing at the southeast corner of the house and between garage structures along Evening St. with an electric gate. The 36” metal fencing was proposed with decorative finials. Now, fencing is proposed to enclose the east side yard next to the house as before and run from the gate area to the rear of the garage. A variance would be needed for the northern section of fencing. The proposed style is still black aluminum picket, but finials are no longer part of the design. Instead there would be two horizontal rails at the top and bottom of the fence.
2. First floor windows are shown on the new drawings as 10” taller than originally proposed.
3. On the west elevation, board and batten siding is shown above stone veneer, as is proposed on the front and east elevations. Previously, the stone was shown on the entire wall.
4. A door previously proposed on the east elevation has been moved to the south wall of the garage. A light fixture would accompany the door.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

When using multiple-paned windows, avoid designs with horizontally-proportioned panes. This type of window had panes with vertical proportions -- taller than they are wide --and using panes that are wider than they are tall throws off the proportions of the entire window. Using the excellent precedents of Worthington’s many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Generally, ornate doors are not appropriate for simple house forms. Design and materials should be traditional, and compatible with the existing structure.

Many traditional fence types are appropriate for use in Worthington. Earlier examples, typical of early- to mid-19th century homes, include rail fences, vertical board fences, and low masonry walls. From the mid-19th century into the early 20th century, cast and wrought iron fences were very popular, especially in side yards. Select fencing appropriate for the house period and style. Side yard fences should be open in style (avoid solid, opaque fences that block all views) and three to four feet in height.

Recommendation:

Staff recommended approval of this application. The proposed changes, especially to the windows and west wall, were an improvement and appropriate for this project.

Discussion:

Mrs. Bitar pointed out the condensing units on the east side of the house and showed the existing screening. Britain Meyers, 5473 Rockwood Rd., Columbus, Ohio, said his client wanted to maximize the amount of sunlight coming into their home so he suggested using taller windows. He said the architectural look was a great improvement but said it slipped their mind about coming before the Board for the change. The taller window was a better fit for the scale of the house. Mr. Meyers said the same thing with the fence, his client originally planned to add some panels to either side of the gate but then decided to have the fence the whole length of the property with the

detached garage. The new fencing would follow the path of the existing fence which was approved a number of years ago. Mr. Meyers said the hedges would also be infilled where there are bare areas due to construction to maintain a sense of privacy and help screen the noise from Evening Street. Mr. Schuster reminded Mr. Meyers the air conditioners would also need to be screened and Mr. Meyers replied he said he would be comfortable with planting near the fence by the driveway and the Board felt that was appropriate. Mr. Reis and Mrs. Holcombe felt the windows were more appropriate.

Mr. Coulter asked for comments from the audience, but no one came forward.

Motion:

Mr. Schuster moved:

THAT THE REQUEST BY NICHOLSON BUILDERS INC. ON BEHALF OF JANICE GASSER TO MODIFY CERTIFICATE OF APPROPRIATENESS NO. AR 82-17 WITH FENCE, WINDOW, DOOR AND FINISH CHANGES AT 158 MEDICK WAY AS PER CASE NO. AR 31-19, DRAWINGS NO. AR 31-19, DATED MARCH 29, 2019, BE APPROVED BASED ON THE 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; Mrs. Holcombe, aye; and Mr. Schuster, aye. The motion was approved.

C. Municipal Planning Commission

1. Subdivision

- a. Preliminary Plat – Nine Lot Subdivision – **6560, 6580 & 6586 Worthington-Galena Rd.**
(Brad Gibson) **SUB 03-19**

Findings of Fact & Conclusions

Background & Request:

This application involves a 4.01-acre property on the south side of Worthington-Galena Rd. made up of Lots 2 & 3 and part of Lot 4 of the Worthington Acres Subdivision. Worthington Acres was created in 1941 and covers a large area along Worthington-Galena Rd. and Schrock Rd. to Proprietors Rd. on the east side. Each of these lots currently contains a single-family home toward the back with access by way of a long driveway from Worthington-Galena Rd. The houses were constructed in the 1950's and 1960's, with the westernmost house (6560) being recently renovated, and the easternmost house (6586) identified with "Heller's Haven" on entry wall signs.

All three parcels are in the R-10 Zoning District as are the properties along Worthington-Galena Rd. to the northeast and southwest. Adjacent to the southwest is a house owned and used by what used to be the Worthington Baptist Church. The property to the south is Worthinglen

Condominiums in the AR 4.5 Zoning District. Across the street in the C-3 Zoning District are the Worthington Police Department and an office complex.

This is a request to subdivide the 3 adjacent parcels to create 9 single-family lots fronting on a new public street with a cul-de-sac.

Project Details:

1. The subdivision is being proposed by the owner and resident of 6560 Worthington Galena Rd., Brad Gibson, whose house would be incorporated into the subdivision. The other 2 houses at 6580 & 6586 are proposed for demolition. A real estate agent, engineer and landscape architect are part of the project team.
2. Eight new homes in the \$750,000 to \$1,000,000 range are proposed for the new lots.
3. Exhibit A-1 shows existing conditions, including the structures, topography which slopes down dramatically to the south, trees and existing utilities.
4. Exhibit A-2 is the layout of the proposed subdivision:
 - The new road would extend 311.65' from the centerline of Worthington-Galena Rd. to the center of the cul-de-sac, or about 270' from the front property line. A 50' right-of-way is proposed with a road that is 26' from face of curb to face of curb. The cul-de-sac would have a 38' street radius and a 50' right-of-way radius.
 - Lot sizes range from 0.24 acres in area to 0.73 acres for the lot at the southeast corner. All of the lots would be at least 80' wide, including those at the cul-de-sac which would be measured at the setback line.
 - Setback lines are depicted showing 30' from required front and rear yards and 10' for required side yards. The only exception would be a request to allow for the existing house at about 8' from the rear, as the location was based on that line being a side property line.
 - Curb and gutter would run around the entire street, ending at Worthington-Galena Rd. which does not have gutters.
 - 5' wide sidewalk is proposed about 5' behind the curb along the new street, and an 8' multi-use path would be in the right-of-way at the front of the site.
5. Grading and utilities are shown on Exhibit A-3:
 - Sanitary sewer is proposed to connect to an existing 8" line on the northeast side of the police property. The sewer would extend across Worthington-Galena Rd. and run adjacent to the frontage of the property to allow connection by the owner at 6590 Worthington-Galena Rd. and the church to the southwest. The new line for the subdivision would extend along the east side of the new street.
 - An 8" water line in Worthington-Galena Rd. would be tapped and extend along the west side of the new right-of-way to provide service to the subdivision.
 - Storm water is proposed to be handled by draining water to the west through pipes and across some surfaces to a 5' deep pond which would then connect to an existing 15" pipe in the right-of-way. Screening, mounding and lifesaving equipment are proposed with the pond, and a guard rail may be required.
6. Trees are addressed on Exhibits B-1 through B-3:
 - Existing trees are shown on B-2, with the species, size, condition, total inches preserved and total inches removed on B-3. The information is based on trees 6" or greater at breast height as is required by the Code. Out of 1979" on the site, 674"

of tree trunk (47 trees) are proposed for removal and 1305” (95 trees) would be preserved. The preserved trees would mainly be around the perimeter of the site.

- Sixteen 2” caliper Frontier Elm street trees are proposed along the new street.

Land Use Plans:

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan encourages redevelopment that creates a life-span community. This includes creating housing products that will attract young professionals and maturing adults so they can “live in place” in Worthington. Well-designed housing products catering to these groups should be sought and supported. Any new housing development should be well integrated and connected with the community. The City should encourage and facilitate the maintenance and vitality of the existing single-family neighborhoods. Most of the housing stock is at least 30 years old an age when long-term maintenance is critical. Standard expectations for house space arrangements have changed since Worthington's homes were built so renovation may be necessary to remain competitive in the Central Ohio market.

Interconnection is critical to creating a community and bringing people together. Neighborhoods are created because they are connected and woven together. Worthington was established to be a strong community. To achieve this, it is imperative that all of the City’s neighborhoods, parks, schools, and activity centers are interconnected with sidewalks and linked into the bike path system. This means that every public road should have at least a sidewalk or pathway on one side, and major roads should include a bikeway. Developments should have multiple public road connections – cul-de-sacs and single access points should be a last resort. New single-family, detached homes should only be built to infill vacant lots in existing neighborhoods, replace existing ones, or as a small buffer for a larger mixed-use development project. The Worthington Galena Road parcels west of the Worthington Christian School would make a good site for infill residential development. Improved sidewalks and bike path along this road would strengthen these connections.

Worthington Code

Chapter 1101 - Subdivision Platting Regulations

Staff Analysis:

1. The proposed subdivision meets the dimensional requirements of the Code.
2. Pedestrian and bicycle facilities along the new street and Worthington-Galena Rd. would be appropriate based on the City’s goal for interconnection. Timing of the multi-use path placement must be determined.
3. Although this proposal is not part of a larger multi-use project, the location would provide new high-end houses adjacent to commercial and multi-family residential uses.
4. Dedication of right-of-way at the west corner of the site is requested to allow room for the multi-use path.
5. The following information is missing from the Preliminary Plat:
 - Proposed name of the Subdivision and Street
 - Location within the City.

- Names and addresses of owners, developers and the land surveyor registered by the State of Ohio who made the Plat - This information is provided but should be on the plat.
- Boundary lines of the proposed Subdivision indicated by solid heavy lines and the total approximate acreage encompassed therein - Should be shown with existing conditions.
- Width of existing streets
- Existing zoning classifications and dimensional requirements.

Recommendation:

Staff recommended tabling of this application until such a time that all necessary information is received and evaluated.

Discussion:

Mr. Todd Faris with Faris Planning & Design, 243 N. Fifth St., Columbus, Ohio felt the proposal met the objectives of the Comprehensive Plan as well as the existing R-10 lot standards and there would be a dedication of Right-Of-Way along Worthington-Galena Road for future road widening. He said not knowing when the road widening would happen they would like to pay fees in lieu of construction for the pathway whether 6, 8 or 10 feet. He would like for that to be part of the larger path project. Mr. Faris said tree preservation would be a major topic because the trees brought a lot of value to the property so they would be maintaining as many trees as possible. They would be maintaining trees at the periphery of the site.

Mr. Faris identified Benton Benalcazar as the real estate agent involved. He said they would be working with custom home builders, and expect to have homes valued from \$500,000 to \$1,000,000.

Mr. Coulter asked Mr. Faris to discuss the wet pond, and he said the pond would be at a minimum of five feet in depth, and there would be an aeration system in the pond to keep from getting stagnant. Mr. Reis asked Mr. Faris how the water level would be maintained if there was a hot summer without a lot of rain. Mr. Faris said that was a good question but he was not certain if there were any water wells on the property or if one could be drilled to maintain the water level. He said he would look into the matter. Mr. Coulter asked who would be responsible for the maintenance and Mr. Faris responded the Home Owner's Association (HOA) would take care of the pond. Mr. Brown said the City Engineer's Office would require an operation maintenance plan to see how that would be handled by the HOA. Mr. Reis asked if there would be any requirements by the city for protection to keep children from walking into the pond and drowning. Mr. Faris said during some of their discussions they talked about mounding to keep cars from running into the pond, and the pond would be have a safety shelf that is shallow enough that may allow children to get out. There would also be a life preserver at the site.

Mr. Coulter asked Mr. Faris to discuss how the trees would be preserved during the construction phase. Mr. Faris explained fencing would be put up around those areas before construction began. Mr. Brown discussed the no disturbance zone that was added to the plat where the last development

took place to keep the vegetation safe. There was also language which discussed any tree or vegetation removal would have to be approved by City Council.

Mrs. Bitar discussed the Right-Of-Way dedication for the path at the northwest corner of site. Mr. Myers asked about the fee for the path and Mrs. Bitar said the City was not sure of timing at this point. Mr. Myers thought Council members would want the path constructed now as there is a priority for sidewalks and paths in the City. Mr. Brown explained there were no plans at this time to widen the road but there are plans to expand the 8-foot path to go along the eastern side of Worthington-Galena Road. Mrs. Bitar explained there are quite a few trees and a ditch running through that area. Mr. Myers said City Council will want to have a robust discussion put together before presenting this to City Council.

Mr. Coulter explained the matter would be tabled but asked if there was anyone present who wanted to speak regarding this application.

Rick Kemp, 6616 Worthington-Galena Rd., Worthington, Ohio, said he was speaking on behalf of his friends that live on McBurney Place. He said at the time that subdivision was developed the sanitary sewer was discharged into a lift station and through two pumps discharging into a sanitary sewer. He said there was a catastrophic event when both of the pumps failed, and sewage backed up into the homeowners' basements. They had to excavate the basements and add back water valves and some protection against future backups. Mr. Kemp wanted to know if the sewer could be extended up to the McBurney Place lift station and possibly eliminating the necessity for the mechanical lift and the generator. He also asked if the geese at the wet pond could be controlled. Mr. Coulter said he was aware of another pond near Easton that keeps the geese out of the pond by using an alligator replica. Mr. Kemp also wondered if there would be a fee for tree damage.

Antonina Giallombardo, 6590 Worthington-Galena Rd., Worthington, Ohio, said she was thrilled the sewer line would be extended to her property. She said she had experienced storm water runoff drainage issues since McBurney Place was constructed. Ms. Giallombardo said the residents that live at 6580 had always experienced standing water and she was concerned about the continuation of storm water runoff which would now come from many rooftops, driveways and other impervious surfaces. Ms. Giallombardo said they did not have any water issues when she moved into her home in 2001. She asked for the city to monitor any drainage issues that might occur while the construction is going on and make sure all storm water runoff is addressed. Mr. Coulter explained a designed storm water management system would be required from the developers.

Ms. Giallombardo said she remembered a retention pond was originally planned for the McBurney Development, but the pond was never installed. She asked if retention ponds were required. Mr. Coulter said it depended on the storm water management system.

Rebecca Green of 74 Glen Dr. asked about the dimensions of the no disturbance area along the ravine. Mr. Coulter explained that was a question that could not be answered just yet but would be addressed before the final plan was approved.

Mr. Faris requested to table the application, saying they would likely return in May. Mr. Reis moved to table the application, and Mrs. Holcombe seconded the motion. All Board members voted, “Aye” and the application was tabled.

D. Other

E. Adjournment

Mr. Reis moved to adjourn the meeting, and Mr. Schuster seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 8:25 p.m.