

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

June 9, 2011

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, Amy Lloyd and Jo Rodgers. Also present were Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Scott Myers, Worthington City Council Representative for the Municipal Planning Commission was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of May 26, 2011.

Mr. Sauer moved to approve the minutes and Mrs. Rodgers seconded the motion. All members voted “aye”. Mr. Hunter said they have been approved.

4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

1. New

- a. Porch Alteration – **676 Oxford St.** (James Ross/Keaton) **AR 38-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant wants to convert their back porch into living space, and add a half bathroom and rear entry to the house. There will be a band to separate the first and second floor, and four new windows will be added, the windows will match the rest of the house. Mr. Hunter asked if the applicant was present.

Mr. James Ross approached the microphone and stated that his address is 6120 Crystal Valley, Galena, Ohio 43021. Mr. Hunter asked Mr. Ross if he had any additional questions and Mr. Ross said no. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. This application is a request for approval to modify a rear porch by turning it into a half bath and rear entry.
2. The existing porch windows and door will be removed, and new 4 over 4 double-hung windows will be placed on the rear and north sides of the structure. A door with 10 lights is proposed for the rear entrance. A small lamp is proposed beside the new door.
3. A white band is proposed to separate the top and bottom floors. New vinyl siding in a color as close to the existing light blue vinyl siding as possible will be used.

Conclusion:

1. The proposed changes are an enhancement to this house.

Mr. Sauer moved:

THAT THE REQUEST BY JAMES ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO ALTER THE PORCH AT 676 OXFORD ST. AS PER CASE NO. AR 38-11, DRAWINGS NO. AR 38-11, DATED MAY 19, 2011, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

b. New Roof – **608 Hartford St.** (Gregory & Christiana Hopkins) **AR 39-11**

Discussion:

Mrs. Bitar reviewed the facts from the application, and showed the Board a sample of the proposed green asphalt shingles. Mr. Hunter asked if the applicant was present. Mrs. Christiana Hopkins approached the microphone and stated that her address is 608 Hartford St., Worthington, Ohio.

Mr. Sauer asked if the garage will have new shingles too and Mrs. Hopkins said just the front portion of the garage. Mr. Sauer said all the shingles should be the same color. Mr. Hunter agreed and reiterated the Board prefers all the shingles be the same color. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The homeowners would like to replace the existing black 3-tab asphalt shingle roof with the same style roof in green. A sample has been submitted.
2. The house is a Craftsman style, and the homeowners report the previous roof color was green.
3. The garage roof must be re-shingled in its entirety or not changed at all.

Conclusion:

1. The proposed roof material is appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY GREGORY AND CHRISTIANA HOPKINS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW ROOF AT 608 HARTFORD ST. AS PER CASE NO. AR 39-11, DRAWINGS NO. AR 39-11, DATED MAY 20, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING ON THE CONDITION THAT THE ROOF OF THE GARAGE BE DONE IN ITS ENTIRETY OR NOT AT ALL.

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

c. New Siding – **169 E. North St.** (Doug Smith) **AR 40-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. She said the applicant would like to replace the vinyl siding on their house, and passed the sample of the vinyl to the Board members so they could see what will be installed. Mr. Hunter asked if the applicant was present.

Mr. Doug Smith approached the microphone and stated that he lives at 169 E. North St., Worthington, Ohio. Mr. Smith said that the house belongs to his mother, and he and his wife both live there too. Mr. Smith said that Lowe's no longer makes the same type of siding so they are going to replace it with the sample that was passed around. Mr. Smith said that all the trim that is currently red will be painted white, and he does not plan to replace the shutters. Mr. Sauer asked if everything that is painted red will be painted white, and Mr. Smith said yes, all of the trim will now be white. Mr. Sauer asked if both the house and the garage trim will be painted white and Mr. Smith said yes. Mrs. Lloyd asked if the red trim around the window would also be painted white, and Mr. Smith said yes. Mrs. Holcombe said Mr. Smith may want to reconsider shutters in the future. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Replacement of existing yellow vinyl siding with double 4" lap vinyl siding is proposed.
2. The new colors are "Irish Thistle" (gray) with "White Dover" trim.
3. The existing white shutters will not be replaced at this time.

Conclusion:

1. The proposed siding will be an enhancement.

Mrs. Holcombe moved:

THAT THE REQUEST BY DOUG SMITH FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIDING AT 169 E. NORTH ST. AS PER CASE NO. AR 40-11, DRAWINGS NO. AR 40-11, DATED MAY 24, 2011, BE APPROVED 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

d. New Roof – **129 E. South St.** (Suzanne Shingledecker) **AR 41-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. A sample of the shingles was given to the Board members to approve. Mr. Hunter asked if the applicant was present. Ms. Suzanne Shingledecker approached the microphone and stated her address is 129 E. South St., Worthington, Ohio. Mrs. Shingledecker said the current shingles appear black but they are actually dark green. There were no questions asked. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The homeowner would like to change the existing 3-tab green shingles on the house and garage with "Driftwood" colored dimensional shingles.

Conclusion:

1. The proposed roof material is appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY SUZANNE SHINGLEDECKER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW ROOF AT 129 E. SOUTH ST. AS PER CASE NO. AR 41-11, DRAWINGS NO. AR 41-11, DATED MAY 25, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

e. Roof Repair & Gutter Replacement – **600 High St.** (Worthington United Methodist Church)
AR 42-11

Discussion:

Mrs. Bitar stated the applicant would like an option for how to solve the water leakage problem. Mr. Hunter asked if the applicant was present. Ms. Corinne Konecny approached the microphone and stated that her address is 196 E. Granville Rd., Worthington, Ohio. Ms. Konecny said she has spoken with a couple of different contractors regarding the water problems. The current plan is to extend the rafters of the church to create 10” inch wide eaves, and replace the gutters, fascia and soffits. Another contractor has suggested using larger gutters, such as 7” or 8” inches, and replacing the entire roof. Mr. Sauer asked how old the roof is, and Ms. Konecny said the roof is about seventeen years old. Mr. Coulter said that is about the life of a roof. Mr. Sauer said that he was happy with either solution. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Due to chronic water problems in the older part of the church, the applicant would like to extend the roof beyond the walls to create 10” wide eaves. The gutters, fascia and soffits will be replaced. In addition, approval is sought for the option of replacing the roof with or without gutter, or adding larger gutters
2. Any new roof shingles will match the existing as closely as possible. Any new gutters, fascia and soffits will be dark brown aluminum.

Conclusion:

1. The options for repair of the church roof are appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY WORTHINGTON UNITED METHODIST CHURCH FOR A CERTIFICATE OF APPROPRIATENESS TO REPAIR THE ROOF AND REPLACE THE GUTTERS AT 600 HIGH ST. AS PER CASE NO. AR 42-11, DRAWINGS NO. AR

42-11, DATED MAY 26, 2011, WITH THE OPTION OF INSTALLING LARGER GUTTERS OR RE-SHINGLE THE ROOF WITH OR WITHOUT THE INSTALLATION OF NEW GUTTERS, BE APPROVED 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

f. Chimney Removal – **60 W. Short St.** (Jason Heitmeyer of Daniel Robert Contracting/Moore) **AR 43-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to remove one of the chimneys on house to allow for interior remodeling. Mr. Hunter asked if the applicant was present. Mr. Jason Heitmeyer approached the microphone and stated that his address is 987 Inverness Glen, Pickerington, Ohio, 43147. Along side Mr. Heitmeyer, Mr. Denis Moore approached the microphone and stated that his address is 8166 Pelham Dr., Westerville, Ohio, and he is the buyer of 60 W. Short St., Worthington, Ohio. Mr. Heitmeyer said that two of the chimneys will remain, and one of the chimneys is original to the house. The chimney that is proposed to be removed is no longer working, it was just a flu for the furnace which is no longer in place. Mr. Moore said that the roof was just recently replaced, so the patched area will have the same shingles. Mr. Sauer asked if the chimney was a freestanding structure and Mr. Moore said yes. There were no other questions.

Findings of fact:

1. Removal of a chimney in the rear portion of the roof is proposed to allow for interior modifications. The chimney is visible from Oxford St.
2. Two chimneys, one on the original house and one on an addition, will remain.

Conclusion:

1. While removal of the chimney is not ideal because of the style and age of the house, it is on the rear of the structure and another chimney remains in the original part of the house.

Mr. Sauer moved:

THAT THE REQUEST BY JASON HEITMEYER FOR A CERTIFICATE OF APPROPRIATENESS TO REMOVE A CHIMNEY AT 60 W. SHORT ST. AS PER CASE NO. AR 43-11, DRAWINGS NO. AR 43-11, DATED MAY 27, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

g. Fence – 675 Morning St. (Katy & Jamie Burrier) AR 44-11

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Katy Burrier approached the microphone and stated her address is 675 Morning St., Worthington, Ohio. Mr. Hunter asked Mrs. Burrier if she asked her neighbor if it is okay with them to put up the fence, and she said that she has not spoken with the house directly next to her, but several other neighbors on the street, and they are okay with the fence. Mrs. Burrier said she would talk with her next door neighbor. Mr. Sauer asked if the Burriers will work around the trees instead of removing them, and she said yes, they would work around the trees. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicants are proposing installation of 4' high wood French gothic picket fence to enclose the rear of the property. Originally the proposal was to place the fence 6" – 12" from the property lines, however, the applicant has agreed to place the fence at the property line to alleviate City concerns with maintenance and future location of property lines. If trees and other vegetation is on the property line, the fence will go around.
2. The proposed opening between pickets is the same width as the pickets. Eventually the fence will be stained tan to match the house.
3. The fence may be adjacent to another fence on the south side that was erected without approval.

Conclusion:

1. The proposed fence is typical of fences erected in the District.

Mrs. Rodgers moved:

THAT THE REQUEST BY KATY AND JAMIE BURRIER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AT 675 MORNING ST. AS PER CASE NO. AR 44-11, DRAWINGS NO. AR 44-11, DATED MAY 27, 2011, BE APPROVED AND THAT TO THE EXTENT POSSIBLE THAT THE FENCE BE ON THE PROPERTY LINE AND BE PAINTED OR STAINED TO MATCH THE COLOR OF THE HOME, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

C. Municipal Planning Commission

1. Amendment to Development Plan

a. Building Demolition – 160 W. Wilson-Bridge Rd. (Worthington Square Venture LLC) ADP 03-11

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant plans to demolish the former James Tavern Restaurant because it is in very bad condition. After the building is demolished the site will be graded and seeded.

Mr. Hunter asked if the applicant was present. Mr. Tom Carter approached the microphone and stated that his address is 2178 Castle Crest. Mr. Hermann asked if the brick wall will be staying and Mr. Carter said yes. Mr. Hunter asked if the access road next to Insight Bank will be closed off and Mr. Carter said yes. Mrs. Bitar said that the Worthington Fire Department has received permission to perform training exercises at the building but there will not be a fire. Mr. Coulter asked if there was anything left from the building that could be salvaged, and Mr. Carter said possibly the kitchen, but the place is in really bad shape. Mr. Hunter asked if the trees will be staying on the southwest portion of the property and Mr. Carter said the large trees will be staying, but the shrubs will be removed. Mr. Sauer asked if there were any light poles on the property and Mr. Carter said no. Mr. Hermann asked if Mr. Carter's streetscape will follow the guidelines of the Wilson Bridge Road Corridor Study, and Mr. Carter said yes, he plans to adhere to the same standards. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Demolition of the James Tavern building is proposed. The structure was built in 1980, and has been vacant for more than a decade. Reportedly the structure cannot be reused due to its deteriorated condition.
2. The resultant site will be graded and seeded. Redevelopment is not proposed at this time, but is expected in the future.

Conclusion:

1. The proposed demolition should make the site more attractive for future redevelopment.

Mrs. Holcombe moved:

THAT THE REQUEST BY ON WORTHINGTON SQUARE VENTURE LLC TO AMEND THE DEVELOPMENT PLAN FOR 160 W. WILSON BRIDGE RD. BY DEMOLISHING THE BUILDING AS PER CASE NO. ADP 03-11, DRAWINGS NO. ADP 03-11, DATED MAY 26, 2011, 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. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; and Mr. Hermann, aye. Mr. Hunter said it has been approved.

b. New Building – 6800 Huntley Rd. (Stack Buildings LLC/Nucon International) ADP 04-11

Discussion:

Mrs. Bitar reviewed the facts from the application. The property is subject to Development Plan approval, but the City inadvertently issued a Building Permit for this structure so the building is nearing completion. Mr. Hunter asked if the applicant was present. Mr. Mark Stack approached the microphone and stated his address is 6600 Blacklick Eastern Rd., Pickerington, Ohio 43147. Mr. Larry Shaffer also approached the microphone and stated his address is 6723 Meadow Creek Dr., #104, Columbus, Ohio 43235. (Mr. Shaffer is a Manager for Nucon International). Mr. Shaffer said the other building on this property has been there for twenty years. He also said that the new building being built is much nicer. Mr. Hunter asked what the building will be used for and Mr. Shaffer said that building will not be heated or occupied, it's just for storage. Mr. Hermann said he was glad to see a new building in this area. There were no other questions.

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

Findings of fact:

1. This request involves construction of a 12,000 sf storage building located approximately 175' from the Huntley Rd. right-of-way. No variances are necessary for construction of this building.
2. The 100' x 120' structure is designed to match the style of an existing 9600 sf building on the site, with prefinished metal siding and roofing. The new building is being constructed in close proximity to the existing to allow use of the same loading dock, which is also being constructed.
3. A building permit was issued and construction was under way before the City realized Amendment to Development Plan approval was needed. The applicant has been very cooperative in providing the necessary paperwork for approval.

Conclusion:

1. The proposed structure will not change the character of this industrial site.

Mr. Sauer moved:

THAT THE REQUEST BY STACK BUILDINGS LLC FOR TO AMEND THE DEVELOPMENT PLAN FOR 6800 HUNTLEY RD. BY CONSTRUCTING A NEW BUILDING AS PER CASE NO. ADP 04-11, DRAWINGS NO. ADP 04-11, DATED MAY 26, 2011, 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. Hermann seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; and Mr. Hermann, aye. Mr. Hunter said it has been approved.

D. Other

1. Wilson Bridge Rd. Corridor Study

Mrs. Bitar swore in additional speakers and introduced Mr. Aaron Domini who is a consultant for Bird Houk, the firm that was hired to perform the Wilson Bridge Road Corridor Study. Mr. Domini approached the microphone and stated his address is 770 Morning St., Worthington, Ohio. Mr. Domini said as a Worthington resident, he is very passionate about this project. Mr. Domini discussed the standard planning process which includes the physical analysis, a full market study, the design and development phase and the final planning development. He introduced steering committee members that were present. Mr. Domini said that there are fifteen total members on the committee which consists of elected officials, residents and community members.

Mr. Domini said he wanted to define new opportunities for economic growth, define this unique district in Central Ohio, and promote uses that compliment one another. He said their goal is a vision for growth, and to keep the key theme of staying true to what Worthington is, the image, and allow for new investment.

Mr. Domini said that he would like to see the area return to a healthy, vibrant part of the community.

He briefly discussed the Design Charrette held with Steering Committee members and other stakeholders, in which three different groups were instructed to develop conceptual land use plans for the corridor. Each group was responsible for discussing issues such as vehicular and pedestrian circulation, gateways, potential development areas, and appropriate land uses. After the plans were defined, they were revised into a preferred development plan that addressed the concerns of the public, and integrated existing conditions in the corridor. The first phase was to create the plan, and the second phase will be coming up with the zoning and guidelines. Mr. Domini said there are specific recommendations linked to federal and state funding opportunities, such as the Ohio Trail Funds. He said he has been working with Jeff Harris, who is the Economic Development Manager for the City of Worthington, on a plan to incorporate

some of the available economic development. Mr. Domini also discussed extending the Olentangy bike trail to the Shops at Worthington Place.

Mr. Hunter asked the Board members if they had any questions. Mr. Coulter asked if there would be two or three story buildings built on the south side of E. Wilson Bridge Rd., and what would become of the transition space, and the amount of coverage of office and green space. Mr. Domini said the visual elements that are portrayed in the digitized drawings are just a concept, not a recommendation. He said that buffers and setbacks will be discussed in the next phase of planning, for example when office space abuts residential property.

Mr. Hermann thought the corridor should be under the purview of the Architectural Review Board (ARB) to make sure that the details are reviewed. Mr. Hunter said that is where the ARB's structure could come into play.

Mrs. Holcombe said she thought the study was extremely well done. She appreciated that the concerns of the neighbors were addressed, and that the Board is in place to guard those neighbors with concerns.

Mrs. Lloyd agreed with Mrs. Holcombe's comments. She asked if five story buildings would be too tall on W. Wilson Bridge Rd. Mr. Hunter said the plan is just a vision. He said it is difficult to know what to think until proposals come in. He also said it is important to know how a building will adjust with the neighbors, and there are tools to strongly affirm the buffers between commercial and residential property. He gave an example of the 933 High St. building. Mr. Hunter also would like to see the bikeway connected further.

Mr. Hermann agreed the plan has been done very well. He would like to see more sidewalks. Mr. Hermann said one of the grand failings of Crosswoods is the lack of sidewalks. He said the area needs to be attractive to all generations, with more bikeways, and sidewalks, even some kind of access across Rt. 315 to Linworth Rd. Mr. Hunter said people cannot walk safely on Linworth Rd.

Mr. Sauer said a pedestrian path is a good connector. He asked why it is located so far north. Mr. Sauer said that more residential people will use the pathways than the business people. Mr. Sauer said that he supports the bikeways and sidewalks but he would rather see them someplace where they will be more used and not so close to the road.

Mr. Hermann said traffic is a concern and suggested putting a multi-use path on one side and a sidewalk on the other. Mr. Domini said they looked closely at options for a path, but there were grading and utility issues and it was cost prohibitive. He said that sidewalks were a very good suggestion for places a path will not fit.

Mr. Sauer believes that Wilson Bridge Road is too busy to be pedestrian oriented. He likes the idea of adding more parking around the perimeter like the Easton Shopping area.

Mr. Hunter said traffic is just going to get worse, and that is why he likes the idea of the pedestrian bridge.

Mr. Hermann referred to page 25 of the plan and said that the Ohio Department of Transportation (ODOT) will be giving up part of the highway clover leaf on the southeast, and he would like to see that portion of land given back to the City.

Mr. Hunter asked to see a show of hands of how many people would like to speak, and several people raised their hands.

Mr. Steven Taylor said that he lives at 154 Northhigh Drive. He noticed on page 26 of the plan that it looked like part of the green space buffer was on the residential properties to the south. He did not know if that was an error, but wanted to make sure that none of his property will be taken over. He also asked how this plan would affect the property values on adjoining areas. He said he would be concerned if apartments were going to be built next to his property. He said that he would like to see more details of the plan.

Mr. Fred Yeager said he lives at 285 Bryant Avenue. Mr. Yeager said he strongly supports the idea of giving the unused portion of the freeway back to the City. He said that maybe ODOT would give it willingly if the City promised not to develop it. Mr. Yeager also said that the most revenue can be generated from smart density, such as five stories or more and he would also like to encourage transit circulation. He clarified the labeled pedestrian paths also included bikes.

Mr. Scott Doellinger, 141 Northhigh Drive, said it is important to protect the integrity of the residences and preserve what the residents bought. He wants to know what kind of buffers will be used, will there be mounding and setbacks. He said that he did not want to look out his back window and see a big high rise building.

Mr. Graham Cochran said he lives at 160 Northhigh Drive. He said he likes the idea of the bikeways, walkways and condominiums. Mr. Cochran said his in-laws might even consider moving closer if the character of the neighborhood is maintained. He said he likes the idea of a two story building better than a three story building. Mr. Hunter mentioned that Mr. Cochran had written a letter to him, and Mrs. Bitar will make it part of the record.

Mr. Gary Rutledge said he owns 162 and 164 Northhigh Drive, and has been part of the Steering Committee. Mr. Rutledge said he is very uncomfortable with the idea of three story buildings being in his back yard, and preferred no higher than two stories. He was concerned with the number of parking spaces that would be needed, and the destruction of green space. He liked the idea of a more friendly access to the recreation center, but he was concerned about adopting something that was not completely defined.

Mr. Larry Wendling, 7060 Rockwoods Place, said he works for a developer and while doing some configurations it was determined that in order to be economically feasible, the buildings on E. Wilson Bridge would need to be three stories high, but he did not want to see that happen. He did not want to see any higher buildings than two stories. Mr. Wendling said that he was excited the Shops at Worthington Place were being re-developed, but the report did not include any details about addressing the traffic situation, or buffering and setbacks. He asked why this

project had to be in such a rush. Mr. Wendling said he would like a more comprehensive plan that will not destroy property values.

Mr. Domini said he appreciated the comments from the residents and he would try to address those issues as best as he can. He said the report is just a snapshot, a capacity analysis that is a tool to what things could look like.

Mr. Domini said a traffic analysis is very expensive and his company was not asked to do that, but there is a recommendation in the study for a traffic study. He said the steering committee will be addressing the other neighbor concerns in Phase 2, where the details of screening, site layout, etc. will be addressed. Mr. Domini said at the end of Phase 2, an Ordinance will be necessary, codifying the overlay district and regulating where and how development will occur.

Mr. Sauer asked if the City will be addressing the issue of the traffic study. Mrs. Bitar said that the City is hoping that the future developers will help fund the traffic study because it would be very costly for the City.

Mr. Hunter said this is not a rushed project; it is a twenty to twenty-five year vision.

Mr. Tom Dalcolma approached the microphone and stated that he lives at 2216 Castle Crest, Worthington, Ohio. Mr. Dalcolma said that he is a member of the steering committee, and the Chairman of the Community Improvement Corporation (CIC). He said that the CIC's charge is to look at development opportunities and determine development potential and design standards. The CIC's roll is to work on a plan with the City that will protect the neighbors' interests, and develop a rational plan. Mr. Dalcolma said the details are coming, and that nothing will happen until that occurs. He is confident this will be good for the community and for economic development.

Mr. Larry Wendling went back to the microphone and stated he would like to charge the steering committee with providing more details about the issues that were discussed, such as the height of possible buildings.

Mr. Hunter agreed that three story buildings for that area would not be appropriate. Mr. Hermann said that maybe three story buildings would be more appropriate at the other end of Wilson Bridge Road. Mr. Hunter felt that it was not appropriate to place three story buildings in the document.

The Municipal Planning Commission recommended approval of the Study to City Council with the following changes and additions:

- Structures on the south side of E. Wilson Bridge Rd. in the medium density residential and professional office land use areas will be limited to building height of 2 stories instead of 3 stories

- Additional pedestrian connections will be considered in areas not slated for a path or where there are not existing sidewalks
- A recommendation to complete a traffic study for the corridor will be included
- A recommendation will be made to request / obtain rights-of-way at the southeast corner of the interchange as part of the ODOT interchange improvements
- Pedestrian/bike connections on Wilson Bridge Road crossing the river and SR 315 will be included in the plan
- Building height recommendations in the proposed Office/High Density Residential district will be changed to allow buildings heights higher than 5 stories

Mr. Coulter moved to approve the amendments referenced above and Mr. Hermann seconded the motion. Mrs. Bitar called the roll and all members voted aye thereon. Mr. Hunter said it has been approved.

Mrs. Rodgers thanked the neighbors for their well thought out opinions and time to come to the meeting. Mr. Hunter said he is a strong opponent of eminent domain, and keeping the residents concerns is a top responsibility for the Board members. Mr. Hermann moved to adjourn the meeting. Mr. Coulter seconded the motion. All members said aye. The meeting adjourned at 10:25 p.m.