

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

November 10, 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 and Jo Rodgers. Also present were Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Board member Amy Lloyd, and Scott Myers, Worthington City Council Representative for the Municipal Planning Commission were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of October 27, 2011.

Mr. Coulter moved to approve the October 27, 2011 minutes. Mr. Sauer seconded the motion. Mrs. Bitar called the roll. All members said “aye”.

4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

- 1. Unfinished**
2. New
 - a. Lighting – **7141 N. High St.** (Englefield Oil Co./BP) **AR 87-11**

Discussion:

Mrs. Bitar reviewed the facts from the application, including the photometric plan with Board members. Mr. Hunter asked if the applicant was present. Mr. John Gordon approached the microphone and stated that his address is 447 Jones Parkway, Heath, Ohio.

Mr. Sauer asked Mr. Gordon if the light poles will remain the same color, and Mr. Gordon said yes, the same style light poles and colors will be used. Mrs. Bitar showed photographs on the overhead projector which showed the new LED lights may produce less glare than the lights currently being used at the BP station. Mr. Sauer asked if the output of light will be the same,

and Mr. Gordon said yes. 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 applicant would like to install light fixtures that are more energy efficient at the BP site.
2. The current canopy fixtures are 250 watt metal halide and the new fixtures are proposed to be 146.5 watt LED. When the existing were proposed in 2004, the ARB approved the lighting to be no brighter than 30 footcandles. Except in one spot, the proposed levels stay within that requirement. Because the light output of the existing fixtures may have lessened over the years, new fixtures may appear brighter even if at the same level. In addition, LED lighting will appear different than metal halide lighting.
3. Also proposed is replacement of two pole light fixtures and three wall sconces.

Conclusion:

1. Although the lighting may appear brighter with the change, the request is appropriate especially from an energy efficiency standpoint.

Mrs. Holcombe moved:

THAT THE REQUEST BY ENGLEFIELD OIL FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE LIGHTING FIXTURES AT 7141 N. HIGH ST. AS PER CASE NO. AR 87-11, DRAWINGS NO. AR 87-11, DATED OCTOBER 6, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- b. Freestanding Sign – **6902 N. High St.** (AJM Worthington, Inc.) **AR 89-11**
(Amendment to AR 76-10)

Discussion:

Mrs. Bitar reviewed the facts from the application and said the applicant has already received variances from the Board of Zoning Appeals. Mr. Hunter asked if the applicant was present. Mr. Dan Simonds approached the microphone and stated his address is 7635 Polo Lane, Powell, Ohio.

Mr. Simonds brought a rough rendering of plant materials that will be planted. Mr. Sauer asked if the sign will be externally illuminated and Mr. Simonds said yes. Mr. Simonds said he will be replacing the shrubs with arborvitae that will reach a height of approximately 4 ft., and small

dwarf perennial grass that will reach about 1 ft. high. Mrs. Bitar asked Mr. Simonds what the level of wattage will be on the lights and he said he will be using bronze lights but will have to check to see what the wattage is. Mr. Simonds also said he would like to see AEP remove or move the rusty electrical box sitting near the sign. 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 existing freestanding sign served HER and CF Bank for several years. A face change for the existing sign was part of the previous Primrose approval, but now Primrose is requesting removal of the existing and replacement with a new freestanding sign identifying CF Bank and Primrose.
2. The new sign will be placed in the same location as the existing, which is in a brick planter. The applicant would like to remove the existing shrubs and replace with new shrubs and ornamental grass. The existing addresses on the brick wall will remain.
3. The proposed sign is 62.75" x 10'3" (54 square feet per side), and includes a white aluminum sign cabinet and pole covers with decorative trim on the top. Both businesses will have a 27" panel with white lettering and logos. CF Bank will have a blue background and Primrose will have a brown background.
4. The sign is currently externally illuminated with fixtures at the front of the existing sign. New fixtures will be placed to shine on the middle of the sign.
5. Freestanding signs larger than 60 square feet total, and total sign area for the business of more than 100 square feet exceed the limits set in the Code. Variances were granted by the Board of Zoning Appeals at its November 3, 2011 meeting. Variances for an off premise sign for CF Bank and more than one logo on the sign were granted previously by the BZA.

Conclusions:

1. While the proposed sign is not entirely compatible with the Primrose building, it is compatible with the CF Bank and PNC buildings which are in much closer proximity.
2. Re-use of the existing brick base, as well as complimentary plant material and lighting are appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY DAN SIMONDS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW FREESTANDING SIGN AT 6902 N. HIGH ST. AS PER CASE NO. AR 89-11, DRAWINGS NO. AR 89-11, DATED OCTOBER 20, 2011, BE APPROVED WITH THE CONDITION THAT THE NEW LIGHTING TO BE INSTALLED IN THE BRICK BASE CENTERED ON EACH FACE AND CLOSER TO

THE BRICK LINE, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

C. Fence – 1991 W. Dublin-Granville Rd. (Frederico Gambina) AR 90-11

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to fence in the whole back area of their property for security reasons and pets. The location is in a unique setting and staff did not have the same concerns with a solid fence in this location as with other locations in the District. Mr. Hunter asked if the applicant was present. Mr. Frederico Gambina approached the microphone and stated his address is 1991 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Gambina said he has already spoken with the neighbors and they are fine with what he is proposing to build.

Mr. Sauer said he is concerned because it is a high solid fence. He asked Mr. Gambina what his neighbors to the south think of it, and if they had any concerns. Mr. Gambina said the house is for sale and he was not able to speak to the owners because the house is vacant. Mr. Sauer said he would like to have a letter of approval from the four neighboring property owners.

Mr. Gambina said he would like to place the fence about 45' from the south property line instead of on the property line as the application originally stated. That would allow the neighbors to use the extra property in the back. The requested height is due to the swimming pool, and because they and other neighbors have territorial dogs.

Mr. Hunter said he liked the fence moving north and did not have a problem with the height because there is so much vegetation in the area and it sits way back behind the houses. 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. A six foot high solid wood fence is proposed to enclose the rear of this property, which is 181' wide and approximately 470' deep. The fence is proposed to extend back from about the middle of the house, which is about 213' from the right-of-way line, to approximately 45' from north of the rear property line. Placement is proposed approximately 4' from the side property lines. Landscaping mostly screens the rear yard from Dublin-Granville Rd., and there is quite a bit of vegetation in the rear yard. Also, there is a swimming pool in the rear yard. Supporting members will face in toward the applicants property.
2. The Design Guidelines state "... fences should be open in style (avoid solid, opaque fences that block all views) and 3-4' in height."

Conclusions:

1. Due to the property size, existing landscaping and swimming pool, a 6' high solid fence is appropriate at this location.
2. Often fences are placed at the property lines, but placement 4' from the side property lines will be acceptable because it leaves the homeowner enough room to easily maintain that area.

Mr. Coulter moved:

THAT THE REQUEST BY FEDERICO GAMBINA FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AT 1991 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 90-11, DRAWINGS NO. AR 90-11, DATED OCTOBER 25, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

- The existing fence shall be removed and replaced
- The fence shall be approximately 45' from the south property line
- Supporting structure shall not be visible from the neighboring properties

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

d. Fence & Signage Changes – **5617 N. High St. (Kelma, LLC) AR 91-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Joel Mazza approached the microphone and stated he is one of the property owners. Mr. Mazza said one of the tenants wanted to use two spaces on the top floor, and there is a third space in the basement that is still vacant. Mr. Mazza had visited with the ARB Board at the previous meeting to discuss the design of the new sign. Mr. Massa would like to leave the extra panel on the freestanding sign blank in the event another tenant is added. 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 applicant placed a 42" high fence in the side yard that matches the railing along the front of the building. The BZA must approve a setback variance for the fence to remain
2. Approval of different versions of the freestanding and wall signs is also requested. The new signs will be black with white lettering.

Conclusion:

1. The proposed changes are appropriate.

Mr. Hermann moved:

THAT THE REQUEST BY KELMA, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AND AMEND PREVIOUSLY APPROVED SIGNAGE DESIGN AT 5617 N. HIGH ST. AS PER CASE NO. AR 91-11, DRAWINGS NO. AR 91-11, DATED OCTOBER 27, 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; and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

C. Municipal Planning Commission – No Business

D. Other

1. 150 E. Wilson Bridge Rd. – Insight Bank (Harvey Glick)

Mr. Glick approached the microphone and stated his business is located at 150 E. Wilson Bridge Rd. Mr. Glick said he would like to make a few changes to the development plan. He has hired a firm to help with branding, and shared photographs of what the new recommendations were. Mr. Sauer asked Mr. Glick if he had discussed his new plan with an architect, and Mr. Glick said yes, his architect is part of the branding team. He said instead of the blue striping along the front entrance, it will be gray instead, and there will be a yellow panel instead of the column. Mr. Glick said he wants to serve multiple markets so he is trying to come up with a style that appeals to both the traditional and contemporary markets. He said he wanted something visual to grab people. Mr. Hermann said he liked the blue color better. Mr. Hunter said he did not have any concerns about staff approving the change, and he is glad to see this project moving forward. Mrs. Holcombe said she liked the new design. Mr. Glick said he received a comment from his contractor who was pleased to work with the City of Worthington on this project.

Mr. Hermann asked if there were any updates to the Automotive Services use on a previous agenda, and Mrs. Bitar said a building permit was filed but no drawings had been submitted. She said there is still ongoing conversation with the other tenants.

Mrs. Holcombe moved to adjourn the meeting. Mr. Sauer seconded the motion. Mrs. Bitar called the roll. All members said “aye”. The meeting adjourned at 8:42 p.m.