

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

May 24, 2012

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 (arrived at 7:44 p.m.); Mikel Coulter; Amy Lloyd and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal.

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the meetings of May 10, 2012.

Mr. Coulter moved to approve the minutes, and Mrs. Lloyd seconded the motion. All members said “aye”.

4. Affirmation/swearing in of witnesses

**B. Architectural Review Board**

**1. New**

- a. Fence and Patio – **655 Hartford St.** (Dan & Sarah Mullen) **AR 36-12**

Discussion:

Mrs. Bitar presented the facts from the application and displayed pictures, pointing out the vegetation along the property line. She said the homeowners want to keep their children safe in the yard. Mr. Hunter asked if the applicant was present. Dan and Sarah Mullen approached the microphone and stated they live at 655 Hartford St., Worthington, Ohio. Mr. Hunter asked if there were any questions. Mr. Sauer asked if the Board was okay with approving the side yard fence. Mr. Coulter said yes, because this lot is on a corner and the owners would like to give the children a place to play. Also, it is similar to the fence approved at W. New England Ave. and Oxford St. Mrs. Holcombe said she was okay with the fence because it is a safety issue. Mr. Sauer asked what color the fence will be and Mr. Mullen said the fence would be natural wood color. There were no other questions.

Findings of fact:

1. The applicants are proposing installation of new fencing and a patio.
2. Fencing to match the existing 3' high wood picket fence along the west and north property lines is proposed. Placement will be along the south property line, finishing along the west side of the drive at the house; and between the end of the existing fence on the north property line and the house. The goal is to create an enclosed area in the rear yard. Because the rear yard is adjacent to the New England Ave. right-of-way, a variance will be required to place the fence along the south property line. Application has been made to the Board of Zoning Appeals.
3. Removal of the existing stoop at the rear door, and replacement with steps leading to a new paver patio is proposed. The patio will extend approximately 14 ½' from the back of the house and have a curvilinear shape.

Conclusions:

1. Although the fence extends to the right-of-way line, the placement is appropriate in this location on a corner lot to allow enclosure of the rear yard. The fence style is appropriate.
2. The patio will be an attractive addition.

Mrs. Holcombe moved:

**THAT THE REQUEST BY DAN & SARAH MULLEN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AND PATIO AT 655 HARTFORD ST. AS PER CASE NO. AR 36-12, DRAWINGS NO. AR 36-12, DATED APRIL 18, 2012, BE APPROVED 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; Mr. Hermann (no answer – had not yet arrived); Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- b. Air Conditioner Location Change – **779 Oxford St.** (Jeremy & Clare Brofford) **AR 40-12** (Amendment to AR 10-11)

Discussion:

Mrs. Bitar presented the facts from the application. Mr. Hunter asked if the applicant was present. Ron Brofford and Clare Brofford approached the microphone. Mr. Ron Brofford stated he is the Father-in-law of Mrs. Brofford and she and his son live at 779 Oxford St., Worthington, Ohio. There were no questions and no other speakers regarding this application. For the record Mr. Hermann arrived at 7:44 p.m. as this application was being discussed and he asked to abstain from voting for this application since he was not present during the discussion.

Findings of fact:

1. With construction of the rear addition and carport on the south side of the house, a new air conditioning unit was proposed for the south side of the house. The unit is larger than was originally planned for, and does not allow enough room for vehicles to get through the area.
2. The homeowners are now asking for approval to place the unit on the north side of the house, 2.2' from the property line, next to the adjacent property owner's freestanding garage. A variance will be necessary for placement in the side yard setback, and application has been made to the Board of Zoning Appeals.
3. Arbor vitae have already been planted in the side yard to screen the unit.

Conclusion:

1. Placement of the unit on the north side of the house is appropriate.

Mrs. Rodgers moved:

**THAT THE REQUEST BY JEREMY & CLARE BROFFORD TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 10-11 BY CHANGING THE LOCATION OF A PROPOSED AIR CONDITIONER AT 779 OXFORD ST. AS PER CASE NO. AR 40-12, DRAWINGS NO. AR 40-12, DATED MAY 10, 2012, 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. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe aye; Mr. Hermann, abstained; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- c. Changes to Proposed Building and Site – **640 High St.** (Dewey's Pizza) **AR 41-12** (Amendment to AR 14-12)

Discussion:

Mrs. Bitar presented the facts from the application. Mrs. Bitar said she consulted with a local bicycle enthusiast, Fred Yaeger, about the bicycle racks and he had some helpful suggestions. Mr. Hunter asked if the applicant was present. Mr. Scott Rogers approached the microphone and stated his address is 6730 Main St., Newtown, Ohio 45244. Mrs. Rodgers said it appears there is still plenty of bike parking space. Mr. Sauer said he was not sold on dropping the parapet on the south side, and he would like to see the HVAC equipment hidden from the Masonic Lodge's view. Mr. Hermann also expressed concern with lowering the parapet.

Mr. Rogers said the side of the Lodge that would face the mechanical equipment has block glass windows and he did not feel it would be an issue. Mr. Coulter said the height of the mechanicals

had been discussed at a previous meeting and he wanted to know the exact height of the equipment. Mr. Rogers said he was not sure. Mr. Coulter asked Mr. Rogers about the kind of material that would be used below the windows and Mr. Rogers said that limestone will be used. Mr. Hermann thought a black iron trellis would look nice and break up some of the space. He also said more details need to be known about the landscaping. Mr. Rogers said Holly plants about five to six feet high will be planted in beds. He said the owner does not want to use stone in their landscaping. Mr. Sauer said it seems the architectural plan is being dumbed down. He said he understood some changes were necessary, but the whole plan seems to be downgraded from what was originally proposed.

Mr. Coulter said he understands the simplification of the plans on the east elevation and the bump out is okay but wondered why the water table needs to be eliminated and the parapet is changing. He also said he appreciated Mr. Yaeger's helpful suggestions and that he is known in town as a bicycle expert. Mrs. Lloyd said she agreed with the water table.

Mr. Hermann said he noticed from previous meeting minutes that landscaping sizing had not been nailed down. He said plants should be a minimum of 24"-30" at planting, and Holly and Juniper plants should be in a least five gallon containers installed. Mr. Hermann also stated he would provide Mr. Rogers with a plant size chart.

Mr. Hunter asked if there was anyone present who wanted to speak either for or against this application and one speaker came forward.

Mr. Greg Hopkins approached the microphone and stated he lives at 608 Hartford St., Worthington, Ohio. Mr. Hopkins said he agreed with Mr. Coulter's statement about the parapet and it seems rather fancy. There were no other speakers.

#### Findings of fact:

1. Several changes are proposed for the building and site plans for Dewey's Pizza.
2. A 135 square foot expansion to the south portion of the rear elevation is proposed to house equipment and provide some storage space. A proposed soldier course and stone detail has been removed because the break in the wall adds some complexity to the east elevation.
3. Also on the east side of the property overhead electric wires will connect to the building, making the previously approved dumpster location unworkable. This proposal shows the dumpsters and enclosure lining up with the easternmost drive for the parking lot. The bike racks would then be adjacent to the west side of the enclosure. Four inverted "U"s oriented east-west, and in a north-south line are proposed.
4. Elimination of the parapet on the south side of the building is proposed. The change would allow for roof access on that side, and the use of a gutter instead of roof scuppers.
5. Simple precast panels are now proposed under the windows, instead of panels with moldings. The panels will be mostly hidden behind landscaping or seating.

Conclusion:

1. The proposed changes do not change the character of the project and are appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY DEWEY'S PIZZA TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 14-12 BY MAKING CHANGES TO THE PROPOSED BUILDING AND SITE AT 640 HIGH ST. AS PER CASE NO. AR 41-12, DRAWINGS NO. AR 41-12, DATED MAY 11, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- THAT THE ALTERNATE BIKE LAYOUT WILL BE INCORPORATED AS STATED IN THE FACTS ABOVE;
- THE NORTH ELEVATION WILL STAY AS PREVIOUSLY APPROVED;
- THAT THE DOWNSPOUTS WILL BE PIPED TO THE STORM SEWER;
- THAT ALL SURFACE MOUNTED UTILITIES WILL BE PAINTED TO MATCH THE BRICK;
- THAT THE PLANTING WILL BE INSTALLED PER MR. HERMANN'S COMMENTS.

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

d. New Windows – **594 Hartford St.** (Robert & Tera Huffman) **AR 42-12**

Discussion:

Mrs. Bitar reviewed the facts from the application and said clarification was needed on the three over one vs. four over one window styles. Mr. Hunter asked if the applicant was present. Mr. Rob Huffman approached the microphone and stated he lives at 594 Hartford, Worthington, Ohio.

Mr. Hunter asked Mr. Huffman which windows he would be keeping. Mr. Huffman said the kitchen and gable windows will be staying. He is replacing sixteen double hung windows with simulated divided light windows – the larger will be 4 over 1; the smaller will be 3 over 1. Mr. Huffman said the vinyl will be white and the wood trim will be staying. Mr. Sauer asked about the stone wall out front and what his plans were. Mr. Huffman said that stone wall will be about 18 to 24 inches in height and he is using dry stacked farm stone. He is extending the fence in the back to an L shape. Mr. Hermann said he could not support a fence extending further toward the street than the neighboring house. Mr. Coulter asked if a variance would be needed for the stone fence, and Mrs. Bitar said she believed it would. Mrs. Holcombe agreed the fence should not go

past the neighbor's house. 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 are proposing replacement of the original wood windows in the house. Aluminum storm windows cover many of the existing windows.
2. The proposed windows are wood and vinyl, and will be white on the outside to match the existing trim, which will remain, and house.
3. Simulated divided light windows are proposed, with grids on the outside and inside. The windows are being custom made to fit the existing openings, and have the same grid patterns as the existing. The smaller windows will be 3 over 1; the larger will be 4 over 1.
4. A 3.5' wood fence is proposed, and will go no further west than the house to the south. A loose laid stone wall will continue west from the fence and curve back across the front yard.

Conclusions:

1. The proposed replacement windows are appropriate.
2. The fence and wall are appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY ROBERT & TERA HUFFMAN FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WINDOWS AT 594 HARTFORD ST. AS PER CASE NO. AR 42-12, DRAWINGS NO. AR 42-12, DATED MAY 10, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- THAT THE PICKETS WILL BE 1" BY 3" WITH A 4" SPACING BETWEEN PICKETS;
- THAT THE PICKET FENCE DOES NOT GO BEYOND THE NEIGHBOR'S HOME, WITH THE STONE WALL CONTINUEING FROM THAT POINT;
- ALL DOUBLE HUNG WINDOWS WILL BE THREE OVER ONE EXCEPT THE LARGER WINDOWS WILL BE FOUR OVER ONE.

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.

- e. Freestanding Sign Change – **800 High St.** (Sign Vision Co., Inc./Huntington Bank)  
**AR 43-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mrs. Bitar said the white background gives the sign an add-on appearance. A gray background with white lettering may blend in better. Mr. Hunter asked if the applicant was present. Mr. Darrin Gray approached the microphone and stated he lives at 987 Claycraft Rd., Columbus, Ohio 43230. Mr. Gray said he is representing Sign Vision Company. He said his client wanted to make sure their name stood out on the sign and not blended into the Huntington because the tenants are not part of the Huntington Bank. Mr. Sauer asked if it would look better if the letters were mixed with upper case and lower case letters instead of all uppercase. Mr. Gray said that should not be a problem. 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 is a proposal to add two tenant names to the Huntington Bank freestanding sign. The previous version of the sign had the names, but they were left off when the sign was replaced.
2. The proposed change involves adding a gray panel below the main sign with white lettering spelling the tenant names in upper and lower case letters.

Conclusion:

1. The panel proposed in gray with white lettering is complimentary to the sign.

Mr. Coulter moved:

**THAT THE REQUEST BY SIGN VISION CO., INC. FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE SIGN AT 800 HIGH ST. AS PER CASE NO. AR 43-12, DRAWINGS NO. AR 43-12, DATED MAY 15, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- SAME GRAY BACKGROUND WITH MATCHING LETTERING LIKE THE REST OF THE SIGN;
- THAT THE SIGN HAVE UPPER AND LOWER CASE LETTERING

Mr. Hermann seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, nay; 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. Conditional Use

- a. Semi-public Use in R-10 Zoning District – Addition – **6121 Olentangy River Rd.**  
(Phillip Markwood Architects, Inc./Congregation Beth Tikvah) **CU 03-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. John Stefano approached the microphone and stated his address is 6121 Olentangy River Rd., Worthington, Ohio 43085.

John Stefano from Congregation Beth Tikvah represented the application with Steve Shinn of Phillip Markwood Architects. Mr. Stefano showed 3-dimensional images of the existing building and proposed additions from many angles around the property, from neighboring properties, and interior to the building. He pointed out the movable walls which allow for additional participants in the Rosh Hashanah and Yom Kippur holidays. Mr. Stefano discussed the proposed heating and cooling units and their screening, and showed the sound study for the roof top unit which indicates the noise level at the property line being less than the maximum allowed by Code.

Mr. Sauer thanked Mr. Stefano for his presentation, and said he felt it was a reasonable addition to the facility and that he saw no problems.

Mr. Hunter asked if the screen walls were taken into account as part of the sound study, and Mr. Shinn said they had considered the walls as well as the existing roof top for the north side study. He also said “ear level” was assumed to be 5’6” from the ground, and roof top unit level was the proposed 14’. Mr. Stefano added the earlier “Sketch-up” 3D images were all looked at from a 5’6” perspective.

Mr. Hermann noticed the dumpster was not well screened, and Mr. Shinn said the south side fence would hide the dumpster. Mr. Stefano said the existing 4’ fence would be replaced with something higher – 6’ at the dumpster location, possibly tapering to 4’ at the western end of the parking lot where the grade slopes up. He demonstrated on the computer monitors what a 6’ fence would screen. Mr. Coulter said the fence does not go beyond the dumpster according to the site plan. Mr. Shinn said the site plan does show the fence stopping, and Mr. Stefano said the fence will screen the dumpster and then the parking lot will also be screened with new fencing.

Mr. Hunter asked for comments from the audience, and John Keller of 6075 Olentangy River Rd. spoke. He represented that he and his wife Linda have lived there for 32 years, and their house is the first along Rau Lane. Mr. Keller said the proposed project will have the most effect on their property, and that they have gone to extremes screening their property for privacy. He said they would like to be reassured about the outcome of the new structure from their prospective. Mr. Keller did not feel all of their concerns could be addressed before construction, because they are not sure of the impact. The two biggest issues are the visual effects of the glass, and the noise

from the heating and cooling equipment. Mr. Keller said they do not have a problem with the existing windows, but they are of a more residential scale than the proposed. He thought having the lower windows reduced in size to match the classroom windows would be acceptable. He also expressed concern about the upper windows, and wondered if the roof line could be lowered, reducing the height of the glass by about 3'. Mr. Keller also suggested screens on the windows, large evergreens, netting as is used at the Worthington Pools or a higher fence.

Mr. Keller expressed concern about the sound of the ground units and thought a brick wall might be appropriate to absorb the sound. He wondered if the screening around the roof top unit could include a sound barrier material instead of just wood. Mr. Keller admitted they do not know how these items will impact them when the project is complete, but asked if approval is given they have some recourse post construction to address concerns. For example, check before installing the 6' fence, that it will be high enough. He was hoping to get something in writing saying if the plans do not successfully address their issues, that they could find a remedy for the auditory and visual annoyances if that is what they are.

Bob Campbell of 6100 Olentangy River Rd. expressed his support for the project, and felt Beth Tikvah did a great job reaching out to the neighbors and addressing concerns. He also thought some of the Keller's concerns should be addressed.

Kimberly Nixon-Bell, 6077 Olentangy River Rd., confirmed the Kellers have worked hard to screen their property and felt other neighbors had done the same. She said they have lost a considerable amount of trees recently along the property line, so screening is an ongoing project. Ms. Nixon-Bell said John Stefano and the congregation have worked for years to find a proposal that fits their needs as well as the adjacent residential communities. She added she would like to see the Kellers continue to have their privacy.

Vickie Dolash of 845 Middlebury Dr. S said she feels her house has the best view of the Beth Tikvah property in Shaker Square, and is satisfied with additional landscape screening proposed near their property. She and her husband are supportive of the plans.

Mr. Coulter asked about the trees shown on the plan along the south property line. Mr. Shinn said they are an approximation of locations from an aerial photograph. Ms. Nixon-Bell expressed concern with trees being lost since the photograph was taken. Mr. Coulter thought the lower windows with the 6' fence in front would have a similar impact to the existing classroom windows. Mr. Coulter asked if it would be possible to add some evergreens between the fence and building to help screen the upper level windows, recognizing it would take time to grow to a high enough height to provide screen. Mr. Shinn remarked the glass is an important aspect for the worship experience, giving view to the outside (sky, trees, etc.) from the sanctuary. He said the clerestory glass will be an opti-gray Solarban glass which transmits only 18% of the light in and out. Mr. Stefano said they could certainly look at adding evergreen trees. Mr. Stefano added that the congregation will meet with the Kellers as construction continues and is finished, and feels they can look at screening together and possibly come back to the Commission to see what will be required. The fence will not be put in until the end, but for now the fence is proposed at 6' high, which meets Code requirements. Mr. Coulter said he is not concerned with Code, but just wanted to make sure that if an issue comes up that everyone is willing to get to the

table to work it out. Mr. Stefano said they were willing. Mr. Hunter said the issues could always come back to the Commission if needed.

Mr. Hermann said he would like to see any trees 4" caliper or larger trees replaced with equal total tree trunk to maintain a landscape edge. Mr. Stefano replied they would do that, but that should not be an issue, indicating that only Honeysuckle would probably be in the way. Mr. Stefano said he felt the site plan accurately shows the tree locations. Commission members voiced approval of removing Honeysuckle. Mr. Keller indicated he did not want the Honeysuckle removed because it provides a lot of their screening. He said the existing trees have a high canopy so do not help. Mr. Stefano said the intent was to remove only enough Honeysuckle in order to give a path for construction and to install the fence.

Mr. Hunter reiterated that Beth Tikvah should continue working with the Kellers regarding screening issues, and that noise levels are covered by Code. Mr. Keller was thankful for being able to voice their position, and expressed support for religious institutions generally and Beth Tikvah particularly being able to expand.

The final speaker was Ms. Jane Weislogel of 6169 Middlebury Dr., Worthington, Ohio. Ms. Weislogel asked about removing the screening wall at the air conditioner, and Mr. Stefano said it would still be screened on the north side by a wall. Ms. Weislogel requested Beth Tikvah look at the screening fence on the north side of the parking lot. She expressed appreciation to Beth Tikvah for its cooperation throughout this process.

Mr. Hunter asked for additional speakers and there were none.

Findings of fact:

1. As a Semi-public Use in the R-10 Zoning District, Congregation Beth Tikvah is required to apply for a new Conditional Use Permit every time the site and/or use of the site is proposed to change. This application involves additions to the sanctuary space and administrative offices, and additional screening for the site.
2. A 3605 square foot addition is proposed in the existing courtyard area on the south side of the building. Wood siding and aluminum storefront systems with tinted glass will be the main finishes on the addition. The shed style roof will be 27' 9 5/8" at its highest point to the east and 22' 2" at the west end. The Code allows structures other than dwellings to be 40' in the R-10 Zoning District; dwellings are allowed to be 30' high. The outside wall is planned to align with the existing walls on the south side. A smaller courtyard area will remain at the east end.
3. The proposed addition for the administration area is 855 square feet and will be located on the west end of the existing building. This structure will have wood siding, brick and aluminum clad wood windows.
4. The only change to the parking lot involves narrowing the drop-off lane by 5' to allow room for the administration addition and a landscaped area. The applicant indicates there are 97

spaces in the parking lot, and seating for 280 in the sanctuary. The Code requires 1 parking space for every 4 seats in the main auditorium, so 70 spaces would be required for the 280 seats. Additional seating can be provided by way of movable walls, so a variance will be required for the two days a year that extra parking would be needed.

5. Storm water runoff will be handled with replacement of an existing 6" line that connects to a catch basin in the parking lot for the administration addition. A new 8" line will be added to accommodate runoff from the existing social hall and new sanctuary. The 8" line will run east along the south side of the building, and then north to an existing catch basin in the entry drive.
6. On the south side of the administration area, two residential air conditioners will be replaced and a new one will be added. All three will be screened with Taxus. A roof top unit will be added over the existing social hall to serve the new sanctuary. The unit will be screened by the existing and new parts of the building on 2 sides, and a 5' solid wood screen will be added on the south and west sides to completely screen the view of the unit. Acoustical information is provided showing the unit will produce less noise than the maximum allowed in the Code at all octave levels.
7. The hours of use are not proposed to change.
8. Existing lighting at the entrance and in the courtyard will be reused.
9. A 6' high solid wood fence is proposed on the south property line from the front of the building to just past the new administration addition. Exact placement will be determined in the field in order to save all trees over 4" in diameter. Existing brush along the property line will be removed as needed to install the fence.
10. The fence along the south side of the parking lot will be replaced with a 4' – 6' solid wood fence.

#### Conclusions:

1. The effect on traffic pattern and public facilities will not change.
2. The effect on sewerage and drainage facilities and utilities should be minimal.
3. No safety or health considerations, or production of odors or noxious elements have been identified.
4. The only additional noise may come from a roof top unit and additional ground-mounted residential air conditioner, neither of which should have a negative impact on adjoining neighbors.
5. The effect of the hours of use will not change.

6. Additional screening is proposed for the new equipment, and along the property line.
7. The additions are designed to fit in with the existing building, which is compatible with the adjacent residential structures. The height of the building being more than 2' lower than is allowed for dwellings in the R-10 district is appropriate, not overwhelming the adjacent structures.

Mr. Sauer moved:

**THAT THE REQUEST BY PHILLIP MARKWOOD ARCHITECTS, INC. FOR A CONDITIONAL USE PERMIT TO CONSTRUCT AN ADDITION AT 6121 OLENTANGY RIVER RD. AS PER CASE NO. CU 03-12, DRAWINGS NO. CU 03-12, DATED MAY 11, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- ANY TREES OVER 4" CALIPER THAT MAY BE LOST DUE TO CONSTRUCTION BE REPLACED WITH TOTAL LIKE SIZE TO THE EXTENT POSSIBLE;
- THAT THE FENCE BE EXTENDED TO THE WEST TO HIDE THE DUMPSTER;
- THAT THE FENCE ON THE NORTH SIDE BE REVIEWED FOR POSSIBLE REPAIR.

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. Mr. Hunter said it has been approved to be recommended, and congratulated the neighborhood and the congregation for moving forward to a mutually successful conclusion.

Mr. Hermann moved to adjourn the meeting, and Mrs. Holcombe seconded the motion. The meeting adjourned at 9:53 p.m.