

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

June 14, 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; Kathy Holcombe, Secretary; 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. Board and Commission members James Sauer, Vice Chair and Chris Hermann were absent. Scott Myers, Worthington City Council Representative for the Municipal Planning Commission, was also absent.

**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 24, 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. Deck – **881 Oxford St.** (Archadeck of Columbus/Strohl) **AR 44-12**

Discussion:

Mrs. Bitar reviewed the facts from the application and photographs were viewed on the projection system. Mr. Hunter asked if the applicant was present. Mr. Steven Strohl approached the microphone and stated he lives at 881 Oxford St., Worthington, Ohio. Mr. Hunter asked if anyone had any questions or if anyone present wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. A deck is proposed in the rear yard, with steps descending to an existing patio.

2. The deck will be constructed with pressure treated pine and be approximately 364 square feet in area. A 3' high rail with 2" x 2" pickets is proposed.

Conclusion:

1. The proposed rear deck is appropriate for this property.

Mrs. Rodgers moved:

**THAT THE REQUEST BY ARCHADECK OF COLUMBUS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A DECK AT 881 OXFORD ST. AS PER CASE NO. AR 44-12, DRAWINGS NO. AR 44-12, DATED MAY 30, 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. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- b. Windows & Garage Doors – **563 Morning St.** (Gilbert & Stephanie Borlaza) **AR 45-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Gilbert and Mrs. Stephanie Borlaza approached the microphone and stated they live at 563 Morning St., Worthington, Ohio. Mrs. Holcombe and Mr. Hunter said they understood the complication of having wood carriage style garage doors and understand they need to be replaced. Mr. Borlaza said he wants to keep the character of the garage but needs to replace the doors with something more functional, and believes it will improve the value of their home. 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. On the north side of the house, the homeowners would like to remove one large window, and replace it with two smaller windows as part of a kitchen renovation. The proposed windows will be divided into three lights, with style and trim matching existing windows. The siding to cover the hole created by removal of the larger window will also match the existing.
2. Replacement of the wood carriage doors on the existing garage with new metal doors is proposed. The proposed doors will have automatic openers and be designed to look similar to the existing.

Conclusions:

1. The proposed change to the windows is appropriate.

2. Although the garage doors will no longer be wood, the new doors should provide a similar look and make the property more livable.

Mrs. Holcombe moved:

**THAT THE REQUEST BY GILBERT & STEPHANIE BORLAZA FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL WINDOWS & GARAGE DOORS AT 563 MORNING ST. AS PER CASE NO. AR 45-12, DRAWINGS NO. AR 45-12, DATED JUNE 1, 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. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- c. Front Porch – 111 W. Clearview Ave. (Emerald Improvements, LLC/Askin) AR 46-12

Discussion:

Mrs. Bitar discussed the facts from the application. The applicant would like permission to build a new front porch. Architectural drawings were placed on the overhead projector and discussed in further detail. Mr. Hunter asked if the applicant was present. Ms. Lisa Askin approached the microphone and stated she lives at 111 W. Clearview Ave., and was joined by Seth who is a representative from Emerald Improvements. Seth stated that cedar shakes are planned for the front face of the house. Mrs. Bitar asked if Seth had planned using cedar shakes for the second story of the house and Seth said it is possible. Seth brought photographs from other nearby houses that have cedar shakes on their houses to show what the house is proposed to look like after it has been improved. Mrs. Holcombe asked Seth if the deck will be stained and he said yes, but the homeowner has not picked out a color yet. Mrs. Bitar asked if the vinyl siding on the rest of the house will remain and Seth said yes.

Mrs. Lloyd said she had some concerns about the gable on the front of the house. Mr. Coulter suggested eliminating the gable. Mr. Hunter agreed the gable seemed a bit off center. Ms. Askin asked if it would be better if the gable was centered between the windows and Mr. Hunter said he still did not think it would look right. Mrs. Lloyd suggested possibly moving the gable to the right. Mrs. Rodgers said the window is not properly centered so it would still look awkward. Mr. Hunter said he likes the porch design and the improvement on the home but the drawings are a bit misleading. Mr. Coulter asked why cedar shakes were picked out for the home and Seth's response was that a lot of other neighbors had cedar shakes and they wanted to blend into the neighborhood. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward. Mr. Kenneth Cunin approached the microphone and stated he lives at 875 Oxford St., Worthington, Ohio. Mr. Cunin said the owner has worked very hard at improving this property and she has done a wonderful job so far. He said he is delighted to see continual improvements being made. There were no other speakers.

Findings of fact:

1. The applicant is proposing construction of a new front porch to replace the existing. The porch will be approximately 4' back from the existing attached garage which extends 12.5' in front of the house. The porch is proposed across the 25' house frontage.
2. A shed roof is proposed. Cedar shakes are proposed on the garage, the new gable, the back wall of the porch, and wrapping the columns. Cedar arches are proposed between columns. A wood rail on the deck and solid skirting below are also proposed. Colors have not been identified.
3. The recommendation in the Design Guidelines is for new porches to be built in a simple, contemporary design, large enough to accommodate furniture, swings, or other elements.
4. This house was built in 1964.

Conclusion:

1. Construction of a porch across the front of this house will be an enhancement.

Mr. Coulter moved:

**THAT THE REQUEST BY EMERALD IMPROVEMENTS, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A FRONT PORCH AT 111 W. CLEARVIEW AVE. AS PER CASE NO. AR 46-12, DRAWINGS NO. AR 46-12, DATED JUNE 1, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- **PAINTED CEDAR RAILINGS AND COLUMNS**
- **THE ARCHES AS SHOWN TO BE FLATTENED OUT AND NOT AS PRONOUNCED**
- **ELIMINATE THE GABLE ON THE PORCH**
- **THE CEDAR SHAKES WILL BE ON THE GARAGE AND FRONT PORCH AREA ONLY**

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

- d. **Storefront – 7227 N. High St., Space 086 (Design Collective Incorporated/FrontRunner) AR 47-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. FrontRunner is a new tenant for the Shops at Worthington Place. The applicant would like a blade sign, and two awnings with logos. Mrs. Bitar said the code does not allow for more than one sign, so the applicant will need a variance. Mr. Hunter asked if the applicant was present. Brent from Design Collective Incorporated approached the microphone and stated his address is 151 Nationwide Blvd., Columbus, Ohio. Brent brought a sample of the fabric that is intended to be used for the awnings. The color is renegade blue. Brent said the storefront will be medium bronze not black as it looks in the photograph. He said the lights are medium bronze also. Mr. Coulter said he is concerned about the number of signs proposed. He said he is okay with the blade sign. Brent said he figured the additional signage could be justified since the total area of signage is under the allowable amount. Mr. Tom Carter approached the bench and stated his address is 7227 N. High St., Worthington, Ohio. Mr. Carter said maybe too much signage is being proposed and it may not be necessary to have the logos on all of the awnings. The Board discussed eliminating the leftmost logo, and continuing the line across to create “book ends”. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this matter and no one came forward.

Findings of fact:

1. FrontRunner is proposing storefront systems, signage and awnings for its space on the north side of the new northeast entrance for Worthington Place.
2. The proposed storefront will be medium bronze in color.
3. FrontRunner is proposing a wall sign at the top of the corner entry feature consisting of internally illuminated channel letters, and logo. “**FRONT RUNNER**” is proposed in black; “YOUR RUNNING AND WALKING RESOURCE” in blue; and the logo is blue with white “FR”. The entire sign is 2’ high and 16’ wide.
4. A 3’ x 3’ internally illuminated projection sign of the logo is proposed. Because both a wall and projection sign are not permitted in this zoning district, a variance is required.
5. Canvas awnings are proposed above the two storefront spaces on the east side of the building. The proposed awnings are blue with a white line, and logo along the bottom for the northernmost awning. A variance will be required for additional wall signs.

Conclusions:

1. The proposed storefront systems and signage are appropriate.
2. The addition of the projection sign and logos on awnings are appropriate for this location.

Mr. Coulter moved:

**THAT THE REQUEST BY DESIGN COLLECTIVE INCORPORATED FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A STOREFRONT AT 7227**

**N. HIGH ST., SPACE 086 AS PER CASE NO. AR 47-12, DRAWINGS NO. AR 47-12, DATED JUNE 1, 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 LOGO BE REMOVED FROM THE LEFT AWNING**

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

- e. Storefronts – **7227 N. High St., Spaces 001 &079** (M&A Architects, Inc./Worthington Dental Group & Kenneth’s) **AR 48-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Carter was already at the microphone. 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. Worthington Dental Group is planning to locate in the former bookstore lower level space on the southwest side of the building. Several existing storefronts will be replaced with the same style and white color, but with different door locations. Service gates will also be replaced in this area, in the same style as was used on the east side.
2. For Kenneth’s in the northeast entry area, bronze storefront systems are proposed with fiber cement panels at the bottom.

Conclusion:

1. Both storefronts seem appropriate.

Mrs. Holcombe moved:

**THAT THE REQUEST BY M&A ARCHITECTS, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT STOREFRONTS AT 7227 N. HIGH ST., SPACES 001 & 079 AS PER CASE NO. AR 48-12, DRAWINGS NO. AR 48-12, DATED JUNE 1, 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. Hunter, aye; Mrs. Holcombe, 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. Signage – **7227 N. High St.** (M&A Architects, Inc.) **ADP 05-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Coulter said the five minute limit signs would be okay, but the signs should not specify the name of the entity. Mr. Carter said Kroger has also asked for three five minute limit signs for their pharmacy. The Commission did not feel illuminated window signs were appropriate. Mr. Hunter asked if there were any other comments and no one came forward.

Findings of fact:

1. This application is for approval of different signage options on the Worthington Place site. Currently, there are variances to allow businesses at corners two wall signs; while the property owner gained approval for excess sign area and number of signs.
2. The ability for businesses to have a projection sign and logos on awnings is requested. The first example of a request is item d. on the ARB agenda. If these variances are granted for FrontRunner and other businesses that request the option, an application for ADP would not be necessary. The ARB would still have the power to approve or deny the individual requests.
3. Another request is forthcoming involving illuminated window signs, and directional signs with business names that do not meet Code requirements for total area and height. Although ARB approval has not yet been sought, included in the packet are examples of those requests from Swan Cleaners.

Conclusions:

1. Projection signs and logos on awnings are appropriate for the development.
2. A variance for illuminated window signs for the site may not be appropriate, but could be considered on a case by case basis.

Mr. Coulter moved:

**THAT THE REQUEST BY M&A ARCHITECTS, INC. FOR APPROVAL TO AMEND THE DEVELOPMENT PLAN FOR 7227 N. HIGH ST. AS PER CASE NO. ADP 05-12, DRAWINGS NO. ADP 05-12, DATED JUNE 1, 2012, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH**

**THE CONDITION THAT THE LOADING ZONE FIVE MINUTE LIMIT SIGN NOT HAVE THE NAME OF THE STORE.**

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

**b. Signage – 480 Schrock Rd., Suites G & H (Branham Sign Company/Service Master) ADP 04-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. The business sits pretty far back on the site and it is difficult to see the business sign, but the applicant still needs a variance because the sign has too many sizes of text, and four colors are proposed. Mr. Hunter asked if the applicant was present. A representative from ServiceMaster approached the microphone and stated his business is located at 480 Schrock Rd., Worthington, Ohio. He said his business is part of a national franchise and he has regular visitors that look for his business. He felt it was a difficult location to find so he needs to have good signage. Mr. Hunter suggested getting rid of the tag line at the bottom and it would give more room for the letters. The larger letters would be easier to read. The applicant felt that was an acceptable solution. Mr. Coulter said if the tag line went away, so would the need to have a variance on the different sizes of text. Mrs. Holcombe agreed the tag line was not necessary and the sign would be much easier to read. 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 development has mostly uniform wall signs, being white bold lettering on a rust colored background, with the signs above the entry doors to each business. ServiceMaster would like to use the same background panel, but is proposing the name in an aqua color with a yellow triangle behind; and smaller white lettering with the business name in three locations. This suite is located near the rear of the site.

Conclusion:

1. Although the proposed sign panel does not match the others in the development, its location to the rear of the site does not have much visibility.

Mr. Coulter moved:

**THAT THE REQUEST BY BRANHAM SIGN COMPANY FOR APPROVAL TO AMEND THE DEVELOPMENT PLAN FOR 480 SCHROCK RD., SUITES G&H AS PER CASE NO. ADP 04-12, DRAWINGS NO. ADP 04-12, DATED MAY 17, 2012, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITION:**



- **THAT THE TAG LINE BE DELETED AND THE LOGO CAN BE RESIZED TO MAXIMIZE THE SIZE WITHIN THE SIGN BOARD.**

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

There was no other business to discuss. Mr. Coulter moved to adjourn the meeting and Mrs. Holcombe seconded the motion. The meeting adjourned at 9:03 p.m.