

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

July 26, 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; Mikel Coulter; Amy Lloyd and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Bill Watterson, City Engineer; and Melissa Cohan, Paralegal. Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission was 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 July 12, 2012.

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

4. Affirmation/swearing in of witnesses

Mr. Hunter explained to everyone at the beginning of the meeting that Board members had received several letters and comments pertaining to certain agenda items, and they will be considered as part of the record.

**B. Architectural Review Board**

**1. New**

- a. Design Change – **41 W. North St.** (James Ross/Scholl) **AR 68-12** (Amendment to AR 06-12)

Discussion:

Mr. Watterson discussed the facts from the application. The applicant requested approval of changes that were made to the original plan which was approved last January for additions and remodeling. The Board members were shown a slide presentation of the changes that were made. Mr. Watterson said staff felt the changes were appropriate. Mr. Hunter asked if the applicant was present. Mr. James Ross approached the microphone and stated he lives at 6120 Crystal Valley Dr., Galena, Ohio.

Mr. Hermann asked Mr. Ross if the shakes go all the way across the gable and Mr. Ross said yes. There were no other questions from the Board members. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward. Ms. Susan Porter approached the microphone and stated she is the Scholl's neighbor, and lives at 30 W. North St., Worthington, Ohio. Ms. Porter said she was happy to see such great improvements being made to this house and she hoped the Board will allow Mr. Ross to continue to make improvements. There were no other speakers.

Findings of fact:

1. Drawings were approved in January for additions and the remodeling of this house. During construction, a number of changes were made, and the contractor and homeowners were not aware that approval of those changes was needed from the ARB. Photographs of the finished work are included with the application.
2. The amendments are:
  - Stone foundation continued up to bottom of windows on the front part of house - remainder of house no stone foundation
  - Arch included at ceiling of front porch roof
  - Wainscoting added below bump out on the east side of the house
  - Man door added at rear of garage
  - Shakes proposed for rear garage gable (photo not included)
  - Proposed window eliminated from rear of house
  - Roof structures added above two doors on rear elevation
  - Change to garage door style

Conclusion:

1. The proposed changes are appropriate for this house.

Mr. Sauer moved:

**THAT THE REQUEST BY JAMES ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO AMEND THE APPROVED DRAWINGS FOR 41 W. NORTH ST. AS PER CASE NO. AR 68-12, DRAWINGS NO. AR 68-12, DATED JULY 16, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND INCLUDES THE GARAGE DOOR AS SHOWN BY MEMO OF APPLICANT DATED JULY 23, 2012.**

Mrs. Rodgers seconded the motion. Mr. Watterson 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. Signage & Generator – **5601 N. High St.** (Natalie’s Coal Fired Pizza/Joel Mazza)  
**AR 67-12** (Amendment to AR 32-12)

Discussion:

Mr. Watterson discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Charlie Jackson approached the microphone and stated his address is 5601 N. High St., Worthington, Ohio. Mr. Jackson said he has developed a new logo and that he appreciated the approval of the Board. Mr. Hunter asked Mr. Jackson if the lettering would be clear or white and Mr. Jackson said it would be white. Mr. Sauer asked Mr. Jackson where the sign would be located and Mr. Jackson said it would be placed over the south side of the building above the awning. The area was previously approved for another tenant but Mr. Jackson said he decided to lease both spaces. Mr. Hermann said he wanted to make sure that Mr. Jackson was aware that generators are to be tested during normal business hours and Mr. Jackson said he understood.

Mr. Hermann asked Mr. Jackson if there would be a third tenant, and Mr. Jackson said he might be leasing the basement space also, but was not sure yet. Mr. Sauer asked Mr. Jackson why some of the letters are capitalized and Mr. Jackson said it was just an example of the different types of lettering. Mr. Myers discussed the need for sign maintenance. Mr. Sauer and Mrs. Holcombe expressed concern and said they had reservations with Mr. Jackson wanting to use four panels. They felt that three panels would look less cluttered. Mr. Jackson said that he was just asking for permission, he had not yet decided what he was going to do, and he was still in the pricing phase. Mr. Coulter said he was okay with how the sign was presented. He felt there should be a space between the restaurant’s logo and the upcoming events. Mrs. Rodgers asked Mr. Jackson how soon they would be opening and Mr. Jackson said next week. Mr. Hermann asked if the street trees had been planted yet and Mr. Watterson said no, not yet. There were no other questions and no speakers.

Findings of fact:

1. The applicant would like to add panels to the freestanding sign; propose sign faces for an additional wall sign; and add a generator to the site.
2. The bottom two panels of the freestanding sign are proposed to identify the business. “Natalie’s” is proposed above “COAL-FIRED PIZZA and LIVE MUSIC”, both being white lettering on a black opaque background. Two different text styles are proposed that match those used on Natalie’s wall sign. With the proposed, four different styles plus a logo would be on the sign. A variance is required for having more text styles than Code allows; the blank panel should be assumed to be a fifth style.
3. Approval was given previously for this tenant to have two wall-mounted signs for the business because they occupy two tenant suites. Proposed for the second sign is a 4’8” wide panel saying “Natalie’s UPCOMING EVENTS”, with three 3’ wide spaces that can be changed to identify musical groups and dates. These panels are not identified as having opaque backgrounds, but that would be required. The changeable nature of this sign requires a variance.

4. A generator is proposed for the north side of the building, inside the existing metal fence. The exact location along the north building wall will be determined by the property owner, and may or may not need a variance. Screening with additional fencing and landscape material is proposed.

Conclusions:

1. The proposed freestanding sign is appropriate.
2. The wall sign is a better solution for changeable information than other versions of temporary signs.
3. Placement of the generator on the north building wall with the proposed screening is appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY NATALIE'S COAL FIRED PIZZA FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AND A GENERATOR AT 5601 N. HIGH ST. AS PER CASE NO. AR 67-12, DRAWINGS NO. AR 67-12, DATED JULY 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 WALL SIGN BE FABRICATED AS SHOWN AND THE FONT ACROSS THE BOTTOM AND THE NAME OF THE BAND BE THE SAME; WITH THE EXCEPTION OF "NATALIE'S" CAN BE AS SHOWN;**
- **AND THAT THE BAND PORTION OF THE SIGN BE RESTRICTED TO TWO EVENTS;**
- **AND THAT THE FENCE AND SCREENING COVER THE GENERATOR;**
- **NO LOGO ON WALL SIGN;**
- **GENERATOR TESTING IS TO BE DONE BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY;**
- **NO GAP BE VISIBLE BETWEEN WALL SIGN PANELS WHEN ILLUMINATED AT NIGHT.**

Mr. Sauer seconded the motion. Mr. Watterson 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. **Air Conditioning Units & Generator – 132 E. Granville Rd. (Jeff DeVille) AR 61-12**

Discussion:

Mr. Watterson reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Jeff DeVille approached the microphone and stated he lives at 132 E. Granville Rd., Worthington, Ohio. Mr. DeVille said he has been without electricity several times and the location where he plans to place the generator is not very visible. Mr. Sauer said there is not a lot of room between the house and the driveway and thought maybe a short solid fence that was painted the same color as the house might solve the problem. There were no other questions and no speakers.

Findings of fact:

1. The homeowner is proposing installation of a generator and replacement of air conditioning units on the west side of the house.
2. The two air conditioning units will be replaced with a single unit if possible.
3. Because the property is narrow and a corner lot, variances for side and rear yard setback are needed.

Conclusion:

1. Placement of the units in the proposed locations is appropriate for this property with sufficient screening.

Mr. Coulter moved:

**THAT THE REQUEST BY JEFF DEVILLE FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE TWO AIR CONDITIONING UNITS AND INSTALL A GENERATOR AT 132 E. GRANVILLE RD. AS PER CASE NO. AR 61-12, DRAWINGS NO. AR 61-12, DATED JULY 11, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION THAT THE GENERATOR NEEDS TO BE SCREENED WITH PLANTINGS LARGE ENOUGH TO CONCEAL THE GENERATOR.**

Mrs. Rodgers seconded the motion. Mr. Watterson 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 Sign Face – **2173 W. Dublin-Granville Rd.** (Xingai Dong) **AR 63-12**

Discussion:

Mr. Watterson reviewed the facts from the application. The applicant would like to change the face of his storefront sign. The name of the restaurant will be “Main Moon” and it will have Chinese characters on it as well. It will replace the words “Bamboo Village”. Mr. Hunter asked if the applicant was present. Mr. Xingai Dong approached the microphone and stated his address

is 2173 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Dong said he does not speak English very well, so he asked if his interpreter could speak for him. Mr. Hunter said that would be fine. Ms. Wendy Lee approached the microphone and stated she is Mr. Dong's Mandarin interpreter. Mr. Sauer asked Ms. Lee if the white letters would be the same as the other signs and Ms. Lee said they would be more of a beige color. Mr. Sauer explained the Board would like to see Mr. Dong use white letters like the other store signs. Ms. Lee explained that Mr. Dong prefers to keep the sign letters beige. Mr. Hermann felt that the replacement lettering would be fine, but the background of the sign will need to be patched and painted. There were no other questions and no speakers.

Findings of fact:

1. Lettering identifying "MAIN MOON", including Chinese characters, is proposed to replace the Bamboo Village sign.
2. The font is different than others in the center, and the color will be white.

Conclusion:

1. The proposed replacement lettering is acceptable with the condition the background be patched and painted the same color after removal of the existing letters.

Mrs. Holcombe moved:

**THAT THE REQUEST BY XINGAI DONG FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIGN FACE AT 2173 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 63-12, DRAWINGS NO. AR 63-12, DATED JULY 11, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION THAT THE BACKGROUND BE PATCHED AND PAINTED BEFORE NEW LETTERS ARE INSTALLED AND THAT THE LETTERS BE THE SAME COLOR AS THEY CURRENTLY EXIST AND THAT THE SIZE BE THE SAME.**

Mr. Coulter seconded the motion. Mr. Watterson 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. Signage – **7227 N. High St.** (M&A Architects, Inc.) **AR 71-12**

Discussion:

Mr. Watterson reviewed the facts from the application and said Swan Cleaners would also like approval of the changes that were recommended by the Board. Mr. Hunter asked if the applicant was present. Mr. Tom Carter approached the microphone and said his address is 7227 N. High St., Worthington, Ohio. Mr. Carter stated the font that was shown on the overhead projector was

not correct so he gave the corrected version to Mr. Watterson to be viewed. Mr. Coulter asked Mr. Carter if the sign will be illuminated and Mr. Carter said that he was not sure about specific details. He did say the letters for Swan Cleaners would be internally illuminated. It will be a white halo lit sign. There were no other questions and no speakers.

Findings of fact:

1. A sign is proposed for Kenneth's Hair Salon, consisting of halo lit dark bronze letters and a logo mounted on an aluminum panel. The letters will be 1'3" high, and the logo 3'6" high. It is not clear what color is proposed for the panel.
2. At the July 12<sup>th</sup> hearing, the ARB did not approve a sign for Swan consisting of internally illuminated block channel letters. A new proposal from Swan with a fancier font was presented at the meeting.

Conclusion:

1. Signs consisting of stylized lettering, whether internally or externally illuminated, or halo lit, are appropriate.

Mrs. Rodgers moved:

**THAT THE REQUEST BY M&A ARCHITECTS, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN AT 7227 N. HIGH ST., SPACE 87. AS PER CASE NO. AR 71-12, DRAWINGS NO. AR 71-12, DATED JULY 13, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING NOTING THAT KENNETH'S SIGN WILL BE BACK LIT.**

Mrs. Holcombe moved. Mr. Watterson 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. New Sign Faces – **700 E. Granville Rd.**, Worthington, Ohio (DaNite Sign Co./Jack Maxton) **AR 66-12**

Discussion:

Mr. Watterson reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Robert Schorr approached the microphone and stated he lives at 3818 Kinsey Dr., Columbus, Ohio. Mr. Coulter asked Mr. Schorr if the background of the sign would be opaque and Mr. Schorr said yes. Mr. Schorr said the Chevrolet logo and bowtie with words would be illuminated. There were no other questions and no speakers.

Findings of fact:

1. New sign faces are proposed for the eastern and western freestanding signs on the Jack Maxton dealership property. The existing sign identifying the used car portion of the property is not part of this proposal.
2. The proposed sign faces have a blue and black background with white lettering, and a gold and silver logo. Variances would be required for the signs to have more than four colors.
3. The backgrounds are required to be opaque.

Conclusion:

1. The proposed sign faces may be appropriate for this property despite the required variances, if the background is opaque.

Mr. Hermann moved:

**THAT THE REQUEST BY DANITE SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIGN FACES FOR FREESTANDING SIGNS AT 700 E. GRANVILLE RD. AS PER CASE NO. AR 66-12, DRAWINGS NO. AR 66-12, DATED JULY 16, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION THAT THE BACKGROUND ON ALL SIGNS WILL BE OPAQUE.**

Mrs. Lloyd seconded the motion. Mr. Watterson 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. Generator – **621 Morning St.** (Larry Grabinger) **AR 70-12**

Discussion:

Mr. Watterson reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Larry Grabinger approached the microphone and stated he lives 4924 Worthington Rd., Westerville, Ohio. Mr. Grabinger said his parents continue to lose power on a regular basis and his stepmother requires full time care. He said the generator will be located on the south side of the home. He said he will be using the same style of fencing that currently exists to screen it. Mr. Grabinger also said he checked the decibel level and it was 100 decibels from 10 feet away. Mr. Grabinger also brought a letter of support from his parents' neighbor. There were no other questions and no speakers.

Findings of fact:

1. A generator is proposed for the south side of this house. It will be placed west of an existing air conditioner.



2. An “L” shaped portion of white picket fence matching the existing fence in the rear yard is proposed to screen both units.

Conclusion:

1. The generator with the proposed screening is appropriate.

Mrs. Rodgers moved:

**THAT THE REQUEST BY LARRY GRABINGER FOR A CERTIFICATE OF APPROPRIATENESS TO GENERATOR AT 621 MORNING ST. AS PER CASE NO. AR 70-12, DRAWINGS NO. AR 70-12, DATED JULY 16, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION THAT THE TESTING FOR THE GENERATOR WILL TAKE PLACE BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY.**

Mrs. Lloyd seconded the motion. Mr. Watterson 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.

- h. Amendments to Site Plan and Building Details – **362 E. Granville Rd. (Rodney Arcaro) AR 69-12**

Discussion:

Mr. Watterson reviewed the facts from the application. The applicant is returning to the Board with amendments to the previous approval. Mr. Watterson said that have been some changes to the excavation and the applicant is already scheduled to talk with the Board of Zoning Appeals on August 2, 2012. Mr. Watterson said the plans still do not include a landscape plan and does not address drainage issues. Those plans still need to be submitted to staff for approval. Mr. Hunter asked if the applicant was present. Mr. Rodney Arcaro approached the microphone and stated that his address is 362 E. Granville Rd., Worthington, Ohio.

Mr. Arcaro said he has moved the plans for his house over to the west to accommodate a large Ash tree. He also said he has discussed the drainage issues with an Engineer and he believes the drainage issues are solvable. Mr. Sauer asked Mr. Arcaro if the wall that was extending into the side yard would go away, and Mr. Arcaro said yes, that will be eliminated in the new plan. Mr. Myers said that he was concerned with the large amount of asphalt. There were no other questions and no speakers.

Findings of fact:

1. This property owner is returning to the Board with amendments to the previous approval.

2. The house has been moved to the west, located 8' from the property line, to accommodate retention of a large tree. As a result, the wing wall and an air conditioner will be in the side yard setback requiring a variance.
3. A circular drive is now proposed for the site. The additional drive entrance was approved by the City Council.
4. Changes to the window pattern on the rear elevation are proposed.
5. A picture of the proposed light fixture has been submitted.
6. A landscaping plan has not been submitted. In conjunction with the landscaping plan, a new grading plan will be needed for review by the City Engineer.

Conclusion:

1. The proposed changes keep the character of the original approval.

Mr. Hermann moved:

**THAT THE REQUEST BY RODNEY ARCARO FOR A CERTIFICATE OF APPROPRIATENESS TO AMEND THE PLANS AT 362 E. GRANVILLE RD. AS PER CASE NO. AR 69-12, DRAWINGS NO. AR 69-12, DATED JULY 16, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- **ELIMINATE WING WALL**
- **MOVE AC UNIT TO EAST SIDE OF PROPERTY BEHIND THE GARAGE**
- **THE DOUBLE DRIVE BE APPROVED**
- **LANDSCAPE PLAN BE SUBMITTED FOR APPROVAL**

Mr. Sauer seconded the motion. Mr. Watterson 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.

- i. **Directional Signage – 300 W. Dublin-Granville Rd. (Worthington Schools/TWHS) AR 64-12**

Discussion:

Mr. Watterson said the applicant has requested this item be tabled. Mr. Coulter moved to table this application and Mr. Hermann seconded the motion. All members voted aye, and Mr. Hunter said this matter has been tabled.

j. **New Buildings – 890 & 910 High St.** (Ford & Associates Architects, Inc.) **AR 65-12**  
(Amendment to AR 58-06)

Discussion:

Mr. Watterson reviewed the facts from the application. The applicant originally proposed to build three commercial buildings at this location in 2007, with second story apartments on top. The first building was built and currently houses the CVS Pharmacy, but a second story was never built. The current request is to construct the other two buildings with no useable second floor. Mr. Watterson also said the site has grade challenges. Mr. Hunter asked if the applicant was present. Mr. Mark Ford approached the microphone and stated that his address is 1500 W. 1<sup>st</sup> Avenue, Columbus, Ohio. The applicant distributed revised plans and sample materials to the Board members.

Mr. Ford said there is a drive between the buildings. The plans are for retail and restaurant use. He said his client would like to have a patio with outdoor seating. A wall will also be constructed in the event the tenant would like to serve alcoholic beverages. Mr. Ford said the parking will not change from what was originally approved. Mr. Sauer said he remembered the discussion about the appropriate set back and was wondering why Mr. Ford is now proposing to move the building back farther when it was originally moved forward to align with the other buildings. Mr. Ford said if the building is brought forward there would not be enough room for outdoor seating. Mr. Sauer asked Mr. Ford how soon they would begin building and Mr. Ford said they plan to move ahead as soon as possible depending on financing. Both buildings will be built at the same time if his client gets a tenant.

Mr. Myers said it took over eight months to develop the first buildings, and there were plans to have a second floor. He asked if the second floor would be closed off to be used in the future. Mr. Ford said the cost of building a second floor was not justified by the time an elevator was installed. It would add twenty dollars per square foot of space. Mr. Ford said he built a similar structure in downtown Powell, Ohio on Liberty Street, and it took his client four years to find a tenant for small office space.

At that time, Mr. Kessler, the building owner, approached the microphone and stated he is with MK&K Realty. Mr. Kessler said his lease with CVS is in place until 2049, and CVS prohibits the use of office space more than 1000 square feet. The Board expressed disappointment in hearing the news that Mr. Kessler could not build second story office space.

Mr. Hermann said he liked the pedestrian access to the buildings and asked if there would be any parking spaces lost and Mr. Ford said no. Mr. Sauer asked why there were not any windows proposed for the back half of the building and Mr. Ford said having access from both sides of the building presents issues with point-of-sale shopping and security. He also said there is a possibility for more windows. Mr. Kessler said knock out windows are a possibility for the office space in the southern most building. He said there have been several discussions about excavation but he is comfortable with what is being proposed. Mr. Kessler said he has a possible tenant lined up, but he is willing to build without a tenant. Mr. Hunter asked if there were any speakers that wanted to speak either for or against this application and two people came forward.

The first speaker was Mr. Fred Yaeger of 285 Bryant Ave., Worthington, Ohio. Mr. Hunter stated the Board received a copy of his letter and it will be part of the record. Mr. Yaeger said there is a reason that two story buildings are needed. He would like to see residents leaving something for the next generation. The City offered incentives for second story buildings but realize now there are restrictions on the property. Mr. Yaeger asked if a drive-thru was really necessary because it would allow Mr. Kessler to have more parking. Mr. Yaeger said he would like to investigate what is in the CVS lease if Mr. Kessler would allow him to read it.

The next speaker was Ms. Lisa Staggenborg of 285 Bryant Ave., Worthington, Ohio. Ms. Staggenborg said that she has worked really hard with the City to revitalize the Old Worthington Business Association (OWBA). She is also one of their Board members. She said the OWBA Board has fifteen new members and she would like to see more involvement with them and future land use decisions.

Mr. Hermann said the applicant will still need to come back later to present their hardscape and landscape plans. He also asked if the recycling bins would be screened. Mr. Kessler said he would have to check the CVS lease. There were no other speakers.

#### Findings of fact:

1. In 2007 a proposal to construct three buildings in place of the former Jubilee grocery store was approved. A building at the southeast corner of North St. and High St. housing CVS was the first of the three buildings to be constructed. Also, most of the remainder of the site, including the additional two building pads, was completed. The current request is for approval to construct the other two buildings with modified size, placement, and elevations, and finish the site work.

2. Building area:

Building “A”, being the northernmost of the two, was originally proposed as 4936 sf in area on the first floor, with an additional 2126 sf on the second floor for two apartments. The new design has Building “A” at 4272 sf in area with no usable second floor.

Building “B” was originally proposed as 7443 sf in area on the first floor, with an additional 2834 sf on the second floor for two apartments. The new design has Building “B” at 6402 sf in area with no usable second floor.

3. Site layout:

The existing CVS building is approximately 13’ from the High St. right-of-way. Formerly, Buildings “A” and “B” were proposed to be 11’ and 16’ respectively from the right-of-way. With this proposal, both buildings are proposed to be about 21’ behind the right-of-way line.

Patio areas consisting of concrete and pavers are proposed to extend to the sidewalk in front of both buildings. Low brick walls with stone caps are proposed to frame both patios. The walls for Building “A” include a black metal railing.

In the area behind Building “B” a concrete ramp with a rail is proposed. A small grassy area and paving of the remainder of the parking lot will finish the site to the rear. The existing pavement, light pole, dumpster enclosures, fencing and curbing will remain.

#### 4. Architecture:

The architecture for both buildings is similar to the previously approved drawings. The buildings are designed to resemble two story structures, and make use of the same materials and color palette as was previously approved, and used for the CVS building. The finished floor elevations and building heights are approximately the same as were approved previously. Both buildings are proposed as brick with tan wood trim; and have the same metal gutters, downspouts and coping, and matching windows. The storefront systems, awnings and light fixtures are related. Wood screens are proposed to hide the roof top equipment on the back of both buildings. Ramps with metal railings are also proposed for both buildings.

Building “A” has three dormers on the front of the roof, each with a bronze color standing seam metal roof, and tan siding and trim. Columns supporting entablatures are proposed to frame the two tenant entrances. The proposed color for these entry features is “Hodley Red”. Windows with navy striped awnings are proposed for the front part of the south elevation; brick accent panels are proposed to the rear. The east elevation includes small metal roof structures over two entry doors.

On Building “B” two brick chimneys with cast stone coping on the bottom portion are proposed. The proposed entrances for the three tenant suites are framed with “Old Navy” colored wood pilasters and entablature. The sides have the same treatment as the south side of “A”, with windows in the front and brick accent panels in the rear. The striped awning material color is “Toast”.

#### Conclusions:

1. While the elimination of usable space on the second floor is unfortunate, the scale and massing of the buildings give the feel of two story structures, which is complementary to the existing streetscape.
2. The use of patios with elements that extend to the sidewalk in front of the buildings promotes the pedestrian scale and walkability associated with the development. Outdoor seating, especially for restaurant uses, is preferred in this location.
3. The design of the buildings resembles existing structures in Worthington.

Mr. Coulter moved:

**THAT THE REQUEST BY FORD & ASSOCIATES ARCHITECTS, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT TWO NEW BUILDINGS AT 890 & 910 HIGH ST. AS PER CASE NO. AR 65-12, DRAWINGS NO. AR 65-12, DATED JULY 13, 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 BOTH BUILDINGS BE CONSTRUCTED AT THE SAME TIME**
- **THAT A LANDSCAPE PLAN BE SUBMITTED FOR APPROVAL, AND INCLUDE THE ARCH OR OTHER ELEMENT, AND COLORS FOR BICYCLE RACKS, RAILINGS, TRASH RECEPTICLES AND BENCHES**
- **THAT THE SCREENING AROUND THE RECYCLING BINS BE HIGHER SO AS TO COVER THEM FROM SIGHT**

Mrs. Holcombe seconded the motion. Mr. Watterson 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. Conditional Use**

- a. Restaurant in C-5 Zoning District – **673 High St.** (Baker & Associates Architects) **CU 07-12**

Discussion:

Mr. Watterson discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Sam Baker approached the microphone and stated his address is 673 High St., Worthington, Ohio. Mr. Baker said he is also the owner of the building. Mr. Baker said he has been looking for a retail tenant for quite a while. Mr. Sauer asked Mr. Baker about the details of the back side of the building. Mr. Baker said there would be a very small dumpster and it would be fenced and enclosed. Mr. Sauer also said the mechanicals outside were supposed to be painted to match the building.

Mr. Hunter said he likes the idea of a Tapas style restaurant coming to downtown Worthington.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward. Ms. Jane Marland approached the microphone and stated she lives at 6965 MacGregor Ct., Worthington, Ohio. Ms. Marland said she would like to see the encouragement of people to park in the appropriate spaces. She said she has owned a hair and nail salon for many years and her clients are having a difficult time trying to find a spot to park because other business patrons take her private parking spaces. She said she continues to lose business because of the parking problems. Mr. Hunter suggested Ms. Marland speak with the Police Department about the problem because it deals with parking on private property. There were no other speakers.

Findings of fact:

1. A wine and tapas restaurant is proposed for the space now occupied by Damsels in This Dress.
2. Seating for 72 people is proposed. A floor plan has been submitted showing a proposed layout of the space. Outdoor seating at the rear of the building is part of the plan. A trellis and railing are shown on the plan, but could not be constructed without ARB approval. Also, outdoor furniture, mechanicals, signage and other exterior changes would need ARB approval.
3. Expected hours of operation are 11:00 am to 11:00 pm Monday – Thursday; 11:00 am to Midnight Friday and Saturday; and 11:00 am to 10:00 pm on Sunday. Breakfast hours may be added in the future.

Conclusions:

1. There will be a minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities.
2. No safety or health considerations, or environmental hazards have been identified.
3. The business seems compatible with the neighborhood.

Mrs. Holcombe moved:

**THAT THE REQUEST BY BAKER & ASSOCIATES ARCHITECTS FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT IN THE C-5 ZONING DISTRICT AT 673 HIGH ST. AS PER CASE NO. CU 07-12, DRAWINGS NO. CU 07-12, DATED JULY 16, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THE DUMPSTER IS INCLUDED IN THE PLAN.**

Mr. Hermann seconded the motion. Mr. Watterson called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann aye; and Mr. Coulter, aye.

**2. Amendment to Development Plan**

- a. New Buildings – **890 & 910 High St.** (Ford & Associates Architects/MK&K Realty Inc.)  
**ADP 07-12** (Amendment to ADP 03-06)

Discussion:

Mr. Watterson reviewed the facts from the application.

Findings of fact:

1. In addition to the facts and conclusions in the ARB item above, a variance will be required for placement of walls in the front setback.
2. As part of the previous Development Plan approval, variances were granted for front and side yard setback for the buildings; tract coverage in excess of twenty-five percent; and fewer than the required number of parking spaces. Because all of these conditions have been lessened, the granting of new variances is not required.

Conclusions:

1. The proposed changes are in character with the approved Development Plan for the site.
2. Variances for the walls are appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY FORD & ASSOCIATES ARCHITECTS FOR APPROVAL TO AMEND THE DEVELOPMENT PLAN FOR 890 & 910 HIGH ST. AS PER CASE NO. ADP 07-12, DRAWINGS NO. ADP 07-12, DATED JULY 13, 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.**

Mr. Sauer seconded the motion. Mr. Watterson called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann aye; and Mr. Coulter, aye.

### **3. Subdivision**

- a. Preliminary Plat – **6520, 6530, 6540 Huntley Rd.** (Taylor Property Development, Ltd. & RT Industrial Group, LTD.) **SUB 02-12**

Discussion:

Mr. Watterson reviewed the facts from the application. The applicant is proposing to divide an existing parcel with three buildings into three separate parcels. The individual lot widths, areas, and some side yard setback minimums would no longer meet Code requirements so variances will be required. Mr. Watterson explained the Worthington Fire Department has requested access to the rear of the buildings if necessary. Mr. Hunter asked if the applicant was present. Ms. Rebecca Mott approached the microphone and stated her address is 41 S. High St., Columbus, Ohio. Ms. Mott said she is an attorney that has been hired by the property owners to represent them. The Taylor family would like to sell one of their buildings to RTZ Industrial Group. The family would like to subdivide the parcels into three separate lots. Ms. Mott said the only things that would change would be the new lot lines and the new owners. Mr. Hunter said there are staff concerns relating to easements, deed restrictions and lot dimensions. Mr. Watterson said anything that is not compliant with the zoning code will need to be addressed by the City Council. Ms. Mott said she wanted to introduce her client, the potential buyer, Zoe



Rosser of RTZ Industrial Group. Mrs. Rosser approached the microphone and stated her address is 525 Schrock Rd., Worthington, Ohio. Mrs. Rosser said she and her husband have been in business in Worthington, Ohio for eighteen years and they would really like to stay.

Mrs. Rosser said she met her husband thirty two years ago while working at a machine shop that was located on Indianola Avenue in Columbus, Ohio. She was one of the first females to graduate from a special machine shop program in Zanesville, Ohio. Mrs. Rosser said it has always been their dream to own their own building. She said their business is a precision machine shop that makes all kinds of specialized parts, and their business is growing. They need to move to a bigger building that has a lot of electrical power and they found the perfect location which is the building owned by the Taylor family. Mrs. Rosser said they buy their products locally from businesses such as Liquibox. She said she hopes to be able to move soon.

Next to speak was Christina Taylor of 483 Meadow View Dr., Powell, Ohio. Ms. Taylor said she was representing her family and the family has agreed this business was a perfect fit for that location. She said it has been difficult to find businesses to rent to. Mrs. Holcombe asked if three spaces out of six would be filled and Mrs. Taylor said yes. Mr. Hermann said it is important to address all the issues now before encountering problems down the road. Ms. Mott said a cross-access agreement would be needed. Mr. Coulter said there are changes that are needed, storm drainage issues to address, access for the Fire Department, and easements needed. He said it might be best to table the application until the other issues are taken care of. Ms. Mott requested permission to table the application. Mrs. Holcombe moved to table the application. Mr. Sauer seconded the motion. All members voted aye, and Mr. Hunter said this matter has been tabled.

There was no other business to discuss. Mrs. Holcombe moved to adjourn the meeting. Mr. Coulter seconded the motion. The meeting adjourned at 11:26 p.m.