

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

September 13, 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: 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; Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Richard Hunter, Chair, 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 26, 2012.

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

4. Affirmation/swearing in of witnesses

**B. Architectural Review Board**

**1. New**

- a. Reroof – **68 W. North St.** (Dick Baker Roofing Inc./Baldwin) **AR 72-12**

Discussion:

Mrs. Bitar reviewed the facts from the application and said staff had no concerns. Mr. Sauer asked if the applicant was present. Mr. Charles Baldwin approached the microphone and stated he lives at 68 W. North St., Worthington, Ohio. Mr. Baldwin brought samples of the materials to share with the Board members. There were no other questions, and no other speakers regarding this matter.

Findings of fact:

1. New roofing is proposed for the house and garage at this address. Pewter dimensional asphalt shingles will replace the existing three-tab shingles which have faded to a light gray.

2. The work also includes new aluminum drip edges; ice and water shields at eaves; painted aluminum roof valleys, vents and flashing around stacks and chimney.

Conclusion:

1. The proposed changes to the roof are appropriate.

Mrs. Holcombe moved:

**THAT THE REQUEST BY DICK BAKER ROOFING INC. FOR A CERTIFICATE OF APPROPRIATENESS TO REROOF THE HOUSE AT 68 W. NORTH ST. AS PER CASE NO. AR 72-12, DRAWINGS NO. AR 72-12, DATED AUGUST 2, 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. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Sauer said it has been approved.

- b. Generator – **111 E. New England Ave.** (Ruth Anker) **AR 73-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Ms. Ruth Anker approached the microphone and stated she lives at 111 E. New England Ave., Worthington, Ohio.

Mr. Hermann asked Ms. Anker if she would be pruning the bushes back to make room for the generator and she said yes, but she will also be adding screening around the unit. She said her house was built over an underground stream and it is important to have the sump pump continually running. Mr. Hermann advised the generator be exercised Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m. Ms. Anker said that was fine, and noted the generator she purchased has a much lower sound than most other generators. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The homeowner would like to install a natural gas generator at the rear of the house. Placement will be next to an existing condensing unit, or toward the west side of the house, which may require a variance from side yard setback requirements.
2. The rear yard is already screened from neighbors' view with fencing and structures. Landscaping will be relocated and/or added to assist with additional screening for the homeowner.

3. A programmable seven day exerciser will run the unit for 12 minutes every week, and should be set for a time between 9:00 am and 5:00 pm Monday – Friday.

Conclusion:

1. The proposed generator is acceptable at this location.

Mrs. Rodgers moved:

**THAT THE REQUEST BY RUTH ANKER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A GENERATOR AT 111 E. NEW ENGLAND AVE. AS PER CASE NO. AR 73-12, DRAWINGS NO. AR 73-12, DATED AUGUST 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 GENERATOR IS TO BE TESTED BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M., MONDAY THROUGH FRIDAY.**

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

- c. Fence – **105 W. North St.** (David & Patricia Rankey) **AR 74-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant previously received approval to install a wood fence but they have decided to install a 4' black metal fence instead. Mr. Sauer asked if the applicant was present. Mr. David Rankey approached the microphone and stated he lives at 105 W. North St., Worthington, Ohio. Mr. Rankey said he has cut back some of the shrubbery because it was out of control. He also said they had a temporary fence in place to keep their two dogs in the yard. Mr. Hermann asked Mr. Rankey if he had received approval from the neighbor to install the fence and Mr. Rankey said yes. He also said he gave a copy of the fence plans to his neighbor who was delighted that he is installing a matching fence.

Findings of fact:

1. This application is a request to install 4' high black aluminum picket fencing along the west side property line to the rear of the house. The fence will run from the southwest corner of the house along the side property line, and connect to the front of the garage at 111 W. North St. A second stretch will connect from the rear of the neighboring garage to the southwest corner of the property.
2. Existing shrubs have been removed and an existing mesh fence is slated for removal.

Conclusion:

1. The proposed fence is appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY DAVID & PATRICIA RANKEY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AT 105 W. NORTH ST. AS PER CASE NO. AR 74-12, DRAWINGS NO. AR 74-12, DATED AUGUST 21, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

- d. Generator – **105 W. North St.** (Detail Electric/Rankey) **AR 78-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Rankey was already at the podium for the previous application for a fence. This application was to approve a generator that had already been installed. Mr. Rankey apologized and said that neither he, nor his contractor realized they needed a permit to install the generator. Mr. Hermann reiterated the fact that generators are to be exercised between 9:00 a.m. and 5:00 p.m., Monday through Friday. Mr. Rankey said the generator has already been programmed to run weekly scheduled tests on Tuesdays at 10:00 a.m. Mr. Hermann said he would like to see some screening for the west side of the generator to screen it from the neighboring property. Mr. Rankey said he will try. He said that the directions mentioned that any vegetation closer than five feet to the generator may not grow, but he will attempt to plant something. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and on one came forward.

Findings of fact:

1. The homeowner would like to install a natural gas generator in the rear yard behind the deck.
2. The fence from the previous application will be between the generator and the side property line. It is not clear if additional landscape material is proposed to screen the unit.
3. A programmable seven day exerciser will run the unit for 12 minutes every week, and should be set for a time between 9:00 am and 5:00 pm Monday – Friday.

Conclusion:

1. The proposed generator is acceptable at this location.

Mr. Hermann moved:

**THAT THE REQUEST BY DETAIL ELECTRIC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A GENERATOR AT 105 W. NORTH ST. AS PER CASE NO. AR 78-12, DRAWINGS NO. AR 78-12, DATED AUGUST 29, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION THAT TWO GREEN SHRUBS BE PLANTED ALONG THE FENCE LINE TO SCREEN THE GENERATOR FROM THE NEIGHBORING PROPERTY.**

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

e. Storage Container – **60 W. Wilson Bridge Rd.** (The Kroger Co.) **AR 77-12**

This application was withdrawn by the applicant.

f. New Doors – **940 High St.** (Shawn McAllister/CVS) **AR 79-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Ace Hardware is proposing location in the old CVS space, which is a permitted use in the zoning district. A comprehensive plan for the building and site, including signage, has not been presented. Mr. Sauer asked if the applicant was present. Mr. Shawn McAllister approached the microphone and stated his address is 1679 Old Henderson Rd., Columbus, Ohio. Mr. Hermann said the Board would like to see a plan that would address the whole site including landscaping and screening the trash dumpsters in addition to any building changes. He also voiced concern about pedestrian connections for the new doors being installed on the south end of the building. Mr. Sauer explained to Mr. McAllister it is possible to table the application at this time until the full plans can be presented, and Mr. McAllister agreed to table the application.

Findings of fact:

1. An Ace hardware store is proposed in the space south of FedEx Kinko's, formerly occupied by CVS.
2. This application is for approval of a new double door on the south side of the building, and a new overhead door on the east (rear) side of the building. Both doors are proposed to be metal, and painted to match the adjacent walls.

Conclusion:

1. The proposed doors are in character with the building, but a more comprehensive look at the building and site is appropriate.

Mr. Coulter moved to table the application until further plans are available, and Mr. Hermann seconded the motion. All members voted aye and Mr. Sauer said this matter has been tabled.

g. Night Drop Box – **7227 N. High St.** (M&A Architects) **AR 80-12** (Amendment to AR 54-11 & AR 53-12)

Discussion:

Mrs. Bitar reviewed the facts from the application regarding the Swan drop box. She also reviewed a request to change the freestanding sign faces to have black opaque backgrounds with white illuminated letters. Mr. Sauer asked if the applicant was present. Mr. Louis Gibb approached the microphone and stated that his address is 585 Whitney Ave., Worthington, Ohio. Mr. Gibb said he is the construction manager for the mall. Mr. Sauer said the freestanding sign was very difficult to read. He believes the black panels with white illuminated letters will be easier to read, but also felt some of the stores' names and logos could be simplified. Mr. Sauer 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. The ARB approved a drop box for Swan that was to be bronze to match the storefront and display the lettering "Night Drop Box" only. This application includes the bronze drop box; "EXPRESS DROP BOX" lettering; and a 10" x 8" white block area with instructions written in black.
2. A change to the freestanding signs for the property is proposed. The new faces will have black opaque backgrounds with white illuminated letters, like the "Worthington Place" panel above. Division of a previously proposed panel expanding the full width of the sign is proposed into two. The sign bases will be painted to match the building.

Conclusions:

1. The box is appropriate without a sign.
2. The freestanding sign faces are appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY M&A ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A DROP BOX AT 7227 N. HIGH ST. AS PER CASE NO. AR 80-12, DRAWINGS NO. AR 80-12, DATED AUGUST 30, 2012, AS AMENDED TO REMOVE THE LOGO, 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 SWAN LOGO BE DELETED FROM THE DROP BOX AND THE DIRECTIONS BE CENTERED**
- **THAT THE MONUMENT SIGN BE REVISED PER RECOMMENDATION OF CITY STAFF**
- **THAT THE BRICK ON THE SIGN BASES BE PAINTED TO MATCH THE BUILDING & THE BOTTOM LOOK LIKE IT IS SITTING ON PAVEMENT**
- **THAT THEY BE ALLOWED TO USE THE FONTS FOR THE VARIOUS BUSINESSES PER OUR PREVIOUS APPROVAL**

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

h. Replacement Windows – **552 Evening St.** (Alec & Kristin Carpenter) **AR 81-12**

Discussion:

Mrs. Bitar reviewed the facts in the application, showing pictures of the existing windows and describing the proposed windows. Mr. Sauer asked if the applicant was present. Mrs. Kristin Carpenter approached the microphone and stated her address is 552 Evening St., Worthington, Ohio. Mrs. Carpenter said the new windows will have six grids. Mr. Sauer asked if all of the windows on the house will be double-hung and Mrs. Carpenter said the small garage windows will be awning windows, and the large front window will be a bay with double-hung on the sides. Mrs. Holcombe asked Mrs. Carpenter if the new windows would be the same size, and she said yes. Mrs. Rodgers asked if the glass block window in the back of the house would be replaced with a double hung window also, and she said yes. Mr. Sauer asked if there was anyone else that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicant would like to replace the existing metal windows with white vinyl windows. Most will double-hung, but a bay and awning windows are also proposed.
2. An egress window will replace one of the rear windows.

Conclusion:

1. The proposed windows are appropriate.

Mrs. Rodgers moved:

**THAT THE REQUEST BY ALEC & KRISTIN CARPENTER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AT 552 EVENING ST. AS PER CASE NO. AR 81-12, DRAWINGS NO. AR 81-12, DATED AUGUST 31, 2012, 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. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Sauer said it has been approved.

i. Sign – **6525 N. High St.** (Sunrise Senior Living) **AR 82-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. The new sign's colors have been reduced from seven to four colors. Due to the sign area and number of text sizes the applicant will need a variance, and they have already applied to the Board of Zoning Appeals. The sign is made of a wood composite material. Mr. Sauer asked if the applicant was present. Mr. Adam Mayberry approached the microphone and stated his address is 6525 N. High St., Worthington, Ohio.

Mr. Hermann asked Mr. Mayberry if he had any drawings or photographs of what the sign, including the lower panel, would look like when it was finished and installed and Mr. Mayberry said no, but he did have newer drawings showing the change of some of the font. Mr. Coulter agreed with Mr. Hermann that he would like to see a drawing of the finished product as well. Mrs. Bitar displayed the new image of the sign on the overhead projector. Mr. Mayberry said the address numbers were now the same size as the words "Senior Living". Mr. Sauer 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. Sunrise has a freestanding sign south of the High St. entrance to the property, which is on the UMCH parcel and previously approved as an off-premise sign. The sign face had deteriorated and was removed but the brick support columns remain. This application is a request to install a new sign face.
2. Proposed are double-sided, routed, wood composite panels to be mounted between the existing columns.
3. The top panel is proposed to be a 77" x 47" oval similar to the previous sign, but with a change from "ASSISTED" to "SENIOR", a modified logo, and incorporation of the address on the sign face. Four colors are proposed: dark bronze – background; orange – outside trim and logo; black – trim; and white – trim and logo.
4. A separate 77" x 14" rectangular panel was originally proposed below saying "WITH A SPECIAL NEIGHBORHOOD FOR THE MEMORY IMPAIRED", but will not be placed at this time.
5. With the panel, the total sign area would have exceeded what is allowable per the Code by 7 square feet per side.

Conclusion:

1. The proposed sign is appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY SUNRISE SENIOR LIVING FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FREESTANDING SIGN FACE AT 6525 N. HIGH ST. AS PER CASE NO. AR 82-12, DRAWINGS NO. AR 82-12, DATED AUGUST 31, 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 ALTERNATE SIGN PRESENTED AT THE MEETING TONIGHT BE APPROVED WITH THE SIZE OF THE ADDRESS BEING THE SAME AS THE WORDS “SENIOR LIVING”; NOT INCLUDING THE LOWER PANEL.**

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

- j. Sign – **65 Wesley Blvd.** (Sunrise Senior Living) **AR 87-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. The same applicant as in the previous agenda item presented a new drawing with a changed address size to be in compliance with Code requirements. Mrs. Rodgers asked if the fonts would be the same style, and Mr. Mayberry said yes. Mr. Sauer 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 face replacement is proposed for this sign, which faces the entrance to Sunrise from Wesley Blvd.
2. As in the previous application, proposed are double-sided, routed, wood composite panels to be mounted between existing posts. The basic design and colors match the sign by the High St. entrance.
3. The top panel is proposed to be a 60” x 36” oval, and look the same as the main entrance sign, minus the address.
4. The bottom rectangular panel is 60” x 11”, and proposed to have “MAIN OFFICE” with an arrow.

Conclusion:

1. The proposed sign is appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY SUNRISE SENIOR LIVING FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FREESTANDING SIGN FACE AT 65 WESLEY BLVD. AS PER CASE NO. AR 87-12, DRAWINGS NO. AR 87-12, DATED AUGUST 31, 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 ALTERNATE DESIGN AS PRESENTED AT THE MEETING TONIGHT BE APPROVED AND THAT THE WORDS “MAIN OFFICE” BE THE SAME FONT AND SIZE AS “SENIOR LIVING”.**

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

- k. Sign – **666 High St.** (Rolls Realty) **AR 83-12**

Mrs. Bitar discussed the facts from the application. Mr. Sauer asked if the applicant was present. Ms. Lauren Gregory approached the microphone and stated her address is 2462 Cranford Rd., Upper Arlington, Ohio. Along with Ms. Gregory was Tim Meacham.

Mr. Sauer questioned the logic of approving the sign. He said he was concerned with the number of tenants in the building, and felt there may be too many signs at that location already. Mr. Sauer asked where clients enter the business and Ms. Gregory said from the side of the building. Ms. Gregory said they would like to have the sign on High St. for visibility. Mr. Sauer asked if there were any speakers present that wanted to speak either for or against this application and on one came forward.

Findings of fact:

1. Rolls Realty occupies an office on the second floor of the building that houses P.K. O’Ryans Restaurant & Pub on the first floor, and would like to add a projection sign at the northwest corner of the building to advertise the business.
2. The proposed sign is 33” x 13.86” with a black background, white lettering, and a blue and white logo. The material is Diabond, which looks similar to metal.
3. A bracket with scrolls is proposed for mounting.

Conclusion:

1. The proposed sign is appropriate.

Mrs. Rodgers moved:

**THAT THE REQUEST BY ROLLS REALTY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A PROJECTION SIGN AT 666 HIGH ST. AS PER CASE NO. AR 83-12, DRAWINGS NO. AR 83-12, DATED AUGUST 31, 2012, 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. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Sauer said it has been approved.

1. Signs, Planter & ATM – 5593-5617 N. High St. (Kelma LLC/Jackson) AR 84-12

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Joel Mazza approached the microphone and stated his address is 155 W. Southington Ave., Worthington, Ohio. Mr. Mazza said his tenant would like to have an additional panel on his wall sign to promote upcoming bands. The business has been very successful and he would like for his customers to have advance notice of upcoming entertainment. The Vet Clinic would also like to add the words “Animal Hospital” to their sign because they have been increasingly getting military veterans coming to seek treatment. Mr. Mazza said the ATM he plans to install is very small. He said that he spent an additional \$1,300.00 dollars to get the slimmest and most weather resistant ATM. Mr. Hermann asked Mr. Mazza if the ATM could be placed on the south facing side of the building and Mr. Mazza said no, because of the stairwell below.

Mrs. Bitar suggested removing the words “Upcoming Events” from the wall sign to make it clearer. Mrs. Rodgers asked Mr. Mazza if the fonts on the wall sign are all the same and Mr. Mazza said yes. Mr. Mazza said a planter is proposed around the freestanding sign and will be filled with annuals. A bike rack is also proposed for patrons that prefer to ride bicycles to the restaurant, and he would like it available for the general public. Mr. Hermann asked what species of street trees are planned and Mr. Mazza said he is working on that with Mrs. Bitar. Mr. Sauer 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. At the last meeting, the ARB approved changes to the freestanding and wall signs, and a generator. This application is a request for further changes to the signs, plus the addition of a planter and ATM.
2. The freestanding sign was last approved with five panels (from top to bottom): THE CENTRE AT OLD WORTHINGTON; The Vet Clinic; blank panel; Natalie’s; and COAL-FIRED PIZZA and LIVE MUSIC. This proposal is for removing the top panel; moving up “The Vet Clinic”; adding a description of the veterinarian service on the second panel; and leaving the bottom 3 panels as previously approved.

3. As proposed, Natalie's second wall sign had 4 panels, 1 with "Natalie's UPCOMING EVENTS", and 3 changeable panels with musical group and date information. The ARB approved only 2 changeable panels. Due to the nature and popularity of the business, the owner would like the ARB to reconsider that decision and allow the previously proposed 3 changeable panels. "UPCOMING EVENTS" will be removed.
4. A planter is proposed around the freestanding sign. A variance will be needed to allow a structure in the required front yard.
5. An ATM is proposed for the wall.

Conclusions:

1. The changes to the freestanding sign are appropriate.
2. For the changeable wall sign, an additional act may be helpful for customers. The use of the sign box in this manner is preferable to other forms of temporary signage.
3. The proposed planter will be an attractive addition.
4. The ATM should not be obtrusive.

Mr. Coulter moved:

**THAT THE REQUEST BY KELMA LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE SIGNAGE AND INSTALL A PLANTER AND ATM AT 5593-5617 HIGH ST. AS PER CASE NO. AR 83-12, DRAWINGS NO. AR 83-12, DATED AUGUST 31, 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 WORDS "UPCOMING EVENTS" BE REMOVED FROM THE WALL SIGN**
- **ADDITION OF BIKE RACK BETWEEN THE SIGN AND THE SIDEWALK**
- **THAT THE PLANTER BOX BE ABOUT 6' DEEP AND 8' WIDE, NOT CENTERED ON THE POLE (TOWARD STREET)**
- **THAT THE BRICK ON THE PLANTER MATCH THE BRICK ON THE BUILDING**

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

m. Storefront – **7227 N. High St. Space 84** (J. Carter Bean Architect, LLC/Pies & Pints) **AR 85-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Carter Bean approached the microphone and stated his address is 4400 N. High St., Columbus, Ohio. Mr. Sauer said he did not like the way the roof narrowed the corridor. Mr. Coulter said he was concerned the roof did not have snow guards and asked how water would drain. Mr. Louis Gibbs, the construction manager for the mall, approached the microphone. Mr. Gibbs said there are drainage systems in place. Mr. Hermann asked if there were any sign concerns. Mrs. Bitar said signage was not included. Mr. Sauer asked if there was anyone present either for or against that wanted to speak and no one came forward.

Findings of fact:

1. The storefront design for Pies and Pints to locate at the northeast entrance of The Shops at Worthington Place is proposed in this application.
2. The 3 storefront areas for the restaurant include a combination of wood, fiber cement, and glazing. The left area has a wood and glass entry door, windows and a transom above. The trim color is lime green. In the second area, a man door and overhead door are proposed. The third area has fiber cement panels painted lime green. The same transom and trim color are present in all three storefront areas.
3. An outdoor seating area with a standing seam metal roof above is proposed in front of the two storefront areas to the right. Black canvas curtains and green tiebacks are proposed at the corners. Black metal railing surrounds the area.
4. Two signs, one projection and one wall at the corner feature, are shown in the renderings. More detail in a future application is needed.

Conclusions:

1. The storefront is an interesting combination of materials and colors.
2. The ability to enclose the outdoor seating area is beneficial.
3. Details of the signage are needed. Use of the same oval logo for both signs is not complimentary to other sign packages approved for the center.

Mr. Coulter moved:

**THAT THE REQUEST BY J. CARTER BEAN ARCHITECT, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A STOREFRONT AT 7227 H. HIGH ST., SPACE 84 AS PER CASE NO. AR 85-12, DRAWINGS NO. AR 85 -12,**

**DATED AUGUST 31, 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 SIGNAGE WILL BE ADDRESSED AT A LATER MEETING AND THAT SNOW GUARDS BE ADDED TO THE ROOF.**

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

**C. Municipal Planning Commission**

**1. Amendment to Development Plan**

a. New Building – **805 Proprietors Rd.** (Carter Bean/Simsbury Investments LLC) **ADP 09-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant is requesting approval of new development plans to construct ten townhouses. Mr. Sauer asked if the applicant was present. Mr. Carter Bean approached the microphone and stated his address is 4400 N. High St., Columbus, Ohio. Mr. Coulter asked Mr. Bean if the drawings could be flipped so the garages would not be facing Proprietors Road. Mr. Bean said it is possible, but he would need to seek a variance for a front yard set back. Mr. Hermann and Mrs. Holcombe both said they could not support the current drawings with the garages facing Proprietors Road. Mr. Coulter also said he would like to see a nice tree line. Mr. Coulter asked if the townhouses would be sold as condominium units or rented as apartments. Mr. Bean said his client will be renting the units out until the real estate market comes back. Mr. Bean requested this application be tabled.

Findings of fact:

1. Background:

In March, the property owner gained approval to build the second building at Simsbury Place, but did not go forward to City Council for final approval. The building would have been similar to the existing three-story structure with 16 units, but did not have parking on the first floor. After determining construction costs, the property owner did not feel the project was feasible.

2. Current Request:

The current proposal is for approval of a building with 10 townhouses. When Simsbury Place was originally approved, a variance was granted to allow 32 units on the site. Also, a variance was granted for exceeding the maximum percentage of lot coverage for buildings.

3. Building:

The proposed building is similar in design to the existing three-story structure, with use of a hipped roof, gables, the same roof vents, windows and materials. The proposed townhouses will primarily be finished with Hardieplank siding, with brick proposed for only the garages. The garages are proposed in the front of the building, with driveways and a drive aisle between the building and the road. It is assumed that roof shingles, trim, colors, windows, doors, railings and ridge vents are proposed in the same style as those on the existing building. Each townhouse has two floors.

4. Parking:

Parking between the buildings is still proposed. Also, each townhouse has a one-car garage and enough driveway in front of the garage to accommodate a second car. The proposed drive aisle is 21' wide, and located 5' from the right-of-way.

5. Landscaping /Site Plan:

Cleveland Select Pear trees are proposed in the tree lawn, and in landscape islands between units. Other plant materials are also proposed in those areas. Colorado Spruce and Shubert Cherry trees are proposed in the rear, as is a 6' high shadowbox fence. Two parking spaces are shown extending into the rear yard setback, and two are in the front yard setback. Condensing units are proposed on the north side in the setback area, and are proposed to be screened with yews on the front and side.

6. Variances:

- a. Drive aisle less than 22'
- b. Structures in the side setback
- c. Parking in the front and rear setbacks

Conclusions:

1. Placement of the structure closer to the street, with garages and parking to the rear should be considered in order to meet the development pattern along Proprietors Rd. Mitigation for the residential behind could be accomplished with a solid fence, rather than a shadowbox fence, and appropriate landscaping.
2. The additional parking spaces in the front and rear setbacks may not be appropriate.

Mr. Coulter moved to table the application and Mrs. Holcombe seconded the motion. All members voted aye and Mr. Sauer said the application has been tabled.

b. MRI Building – **300 E. Wilson Bridge Rd.** (MedVet Associates) **ADP 08-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Dan Rich introduced himself and said he works for Ruscilli Construction. Mr. Rich said a crane will be used to install the unit and it is not financially feasible to install the unit in the back. A six foot fence is proposed to screen the unit and it will be painted to match the building. Additional landscaping is also planned. Mr. Coulter asked Mr. Rich what material would be used for the fence. Mr. Rich said the fence is either wood or vinyl, and it would be painted to match the building. Mr. Hermann and Mrs. Holcombe suggested more screening around the unit. Dr. Eric Schertel approached the microphone and stated his address is 300 E. Wilson Bridge Rd., Worthington, Ohio. Dr. Schertel said the oxygen delivery truck needs enough room to get through to deliver the oxygen. Mr. Sauer asked what Mr. Rich meant by skinning the building. Mr. Rich said it is a pre-fabricated unit. The unit will have a coat of stucco on it, and then be painted to match the building. Mr. Sauer 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. MedVet is proposing to add an MRI to its site, and is requesting approval to house it in a modular building on the southwest side of the main building. The modular building will have the same stucco finish and color as the existing building. Cooling equipment is proposed to be enclosed by a fence next to the building. A landscape plan is included in the packet but has not been reviewed.
2. As is reflected in the application materials, other locations around the site were explored. The cost of location on the east side does not make that a viable option.

Conclusion:

1. With additional landscape screening, the proposed building does not change the character of the development.

Mr. Coulter moved:

**THAT THE REQUEST BY MEDVET ASSOCIATES LLC TO AMEND THE DEVELOPMENT PLAN FOR 300 E. WILSON BRIDGE RD. AS PER CASE NO. ADP 08-12, DRAWINGS NO. ADP 08-12, DATED AUGUST 31, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- **EXTERIOR MATERIAL WILL BE STUCCO TO MATCH EXISTING BUILDING IN TEXTURE AND COLOR**
- **THAT LANDSCAPING BE ADDED ALONG THE STRUCTURE AND EXTENDED AROUND THE CHILLER, DENSER ALONG THE AIR CONDITIONING UNITS ON THE END OF THE MRI BUILDING, TALL ENOUGH TO HIDE THE UNITS**

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

c. **Signage Change – 7227 N. High St. (M&A Architects) ADP 10-12**

Findings of fact:

1. In addition to the information in Item G above, variances will be needed for the additional tenant name, and number of different text styles and sizes.

Conclusion:

1. The proposed sign faces will be an enhancement.

Mr. Hermann moved:

**THAT THE REQUEST BY M&A ARCHITECTS TO AMEND THE DEVELOPMENT PLAN FOR 7227 N. HIGH ST. AS PER CASE NO. AR 80-12, DRAWINGS NO. AR 80-12, DATED AUGUST 30, 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.**

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

**2. Subdivision**

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

Discussion:

Mrs. Bitar said the applicant has submitted a new Preliminary Plat and an easement exhibit. Mr. Sauer expressed concern with the subdivision not following the Planning and Zoning Code. Mrs. Nancy Taylor approached the microphone and stated her address is 6520 Huntley Rd., Worthington, Ohio. Mrs. Taylor said the surveyor had made the necessary changes requested by the Board. She said her last tenant moved out in August. She explained the Huntley Road area has had some trouble finding suitable renters and she was very lucky to find a great business that wants to purchase one of her family's buildings. She said the business is a perfect fit for the building. There will be no changes to the outside of the building. Mr. Coulter said Mrs. Taylor did a good job of addressing the issues. There were several questions concerning the possibility of demolition of the other two buildings on the property and the future use of the land. Mrs. Zoe Rosser approached the microphone and stated her address is 525 Schrock Rd., Columbus, Ohio 43229. Mrs. Rosser said the buildings are in excellent shape and there will be no need to demolish the buildings in the near future. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicants are proposing division of an existing parcel with three buildings in the I-2 Zoning District into three separate parcels. Following are dimensional requirements and existing and proposed lot characteristics:

	I-2 Requirements	Existing Parcel	Proposed Lot #1	Proposed Lot#2	Proposed Lot#3
Lot Width	200' min.	286.80'	107.76	97.00	82.00'
Lot Area	2 acres	2 acres	0.752 acre	0.673 acre	0.574 acre
Minimum Width Each Side Yard	20'	20.2' & 24.2'	20.1' & 15.4'	15.4' & 8.6'	10.5' & 23.8'
Maximum % of Lot Coverage	40%	31%	26%	29%	38%

With this request, the individual lot widths, areas, and some side yard setback minimums would no longer meet Code requirements and therefore require variances.

2. Access will continue to be provided through two drive entrances – on the south side of the southernmost building; and between the northern two buildings. An easement has been defined. The north drive does not meet the Code requirement for width, so a variance would be necessary.
3. The applicants indicate the Code requirements for parking will be met for all three parcels. A variance is needed to allow a gravel parking area to remain at the rear of all three proposed parcels.
4. The front and rear setbacks, building heights, and uses on the site will not change, with the exception of the potential buyer of the middle building being a manufacturer. The manufacturing use is a permitted use in the District.
5. Competition and retention of businesses/income tax generation are mentioned in the supporting statement, with citations from the Worthington Economic Development Plan and the Comprehensive Plan Update and 2005 Strategic Plan for Worthington.
6. Variances may be granted when it is determined that practical difficulty exists based on the following factors:
  - a) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
  - b) Whether the variance is substantial;

- c) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- d) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);
- e) Whether the property owner purchased the property with knowledge of the zoning restriction;
- f) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and,
- g) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Conclusions:

1. The result of this subdivision is the creation of three lots that are substandard per the Code in size, area and required side yards. In order for the site to function as it does now, an easement has been provided for access, parking, maintenance, etc.

Mr. Coulter moved:

**THAT THE REQUEST BY TAYLOR PROPERTY DEVELOPMENT, LTD. & RT INDUSTRIAL GROUP, LTD. FOR APPROVAL OF A PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY AT 6520, 6530 & 6540 HUNTLEY RD. AS PER CASE NO. SUB 02-12, DRAWINGS NO. SUB 02-12, DATED SEPTEMBER 7, 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 EASEMENT OF THE DRIVE ON THE EAST SIDE OF BUILDINGS 2 AND 3 BE MOVED CLOSER TO THE EAST PROPERTY LINE.**

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

Mrs. Holcombe moved to adjourn the meeting at 11:30 p.m. Mr. Coulter seconded the motion. All members said "aye". The meeting adjourned at 11:30 p.m.