



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
February 26, 2015

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; Mikel Coulter; Amy Lloyd and Edmund Hofmann. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning & Building and Melissa Cohan, Paralegal. Board members Richard Hunter, Chair; and Thomas Reis were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the February 12, 2015 meeting

Mr. Coulter moved to approve the minutes and Mrs. Holcombe seconded the motion. All members voted, “Aye”. The motion was approved.

4. Affirmation of the witnesses

B. Architectural Review Board

1. New

- a. Remove Teller Window – **6900 N. High St.** (GPD Group/PNC Bank) **AR 08-15**

Discussion:

Mr. Brown reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Michael Rubino approached the microphone and stated his address is 520 S. Main St., Akron, Ohio 44311. Mr. Rubino said this change is being made due to safety concerns. Board members did not have any questions. 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 & Conclusions

Background & Request:

PNC Bank was constructed in 1969 with several modifications to signage, addition of ATM's and the removal of an existing teller window over the years. The applicant has submitted building plans for interior modifications to the existing building and would like to make an exterior modification to the existing PNC Bank Branch at 6900 North High Street.

The applicant would like to remove the existing drive-thru teller window located on the north side of the main building. PNC has stated that the windows can be a security concern to their tellers. To correct the situation, windows are now being removed from many of the PNC branches and are being replaced with a vacuum tube (VAT) and closed circuit TV.

The drive-thru teller window will be filled with brick to match the existing adjacent brick wall. No additional modifications are proposed at this time. The drive-thru teller window is located on the north side of the building under the canopy and should be concealed from view by the small brick kiosk building under the existing canopy and the existing bank building.

On September 14, 2000 the Architectural Review Board approved the removal of an existing drive-thru teller window on the brick kiosk portion under the canopy and the installation of a vacuum tube (VAT). The closing of the opening was approved with recessed wood panels with raised trim and details to match the existing building trim.

Project Details:

1. The proposal involves removing the existing window and infilling with red brick to match the existing brick.
2. The proposed window enclosure will be recessed approximately 6" inches to allow for the mechanicals related to the vacuum tube (VAT) and closed circuit TV to fit in the space, and still allow a vehicle to have space to enter and exit the drive-thru.
3. The recessed area will help alleviate concerns with matching the brick to the existing brick on the building.

Land Use Plans:

Worthington Design Guidelines

Guideline recommendations for commercial modifications:

- Use materials traditionally found on commercial and institutional buildings.
- Additions and modifications should be subordinate to the main building.
- Locations of modifications should be as far as possible to the rear.

Recommendation:

Staff is recommending *approval* of this application. The modification does not substantially change the overall appearance of the building and improves safety related to the bank use.

Mrs. Holcombe moved:

THAT THE REQUEST BY GPD GROUP & PNC BANK FOR CERTIFICATE OF APPROPRIATENESS TO REMOVE AN EXISTING TELLER WINDOW AT 6900 N. HIGH ST. AS PER CASE NO. AR 08-15, DRAWINGS NO. AR 08-15, DATED FEBRUARY 13, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mr. Brown called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

2. Unfinished

- a. Multi-Family Dwellings – **634 High St. and 41 E. New England Ave.** (Showe Worthington LLC/Masonic Lodge) **AR 50-14**

Discussion:

Mr. Brown stated he received an e-mail at 6:40 p.m. this evening from the applicant, Chris Peterson, for the Showe Development, and Mr. Peterson recently learned that two of the Architectural Review Board and Municipal Planning Commission members would not be present at the meeting tonight and he felt that they needed full Board approval before moving forward, so he requested that this application be tabled this evening.

Mr. Coulter moved to table the ARB application and Mrs. Holcombe seconded the motion. All members voted, “Aye”. The motion was tabled.

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C. Municipal Planning Commission

1. Planned Unit Development

- a. Final Plan – **634 High St. & 41 E. New England Ave.** (Showe Worthington LLC/Masonic Lodge) **PUD 03-14**

Discussion:

Mr. Brown stated again he received an e-mail at 6:40 p.m. this evening from the applicant, Chris Peterson, for the Showe Development, and Mr. Peterson recently learned that two of the Architectural Review Board and Municipal Planning Commission members would not be present at the meeting tonight and he felt that they needed full Board approval before moving forward, so he requested that this application be tabled this evening.

Mr. Coulter moved to table the MPC application and Mrs. Holcombe seconded the motion. All members voted, “Aye”. The motion was tabled.

2. Conditional Use

a. Storage of Materials in I-1 Zoning District – **6700 Huntley Rd.** (Wolf Creek Company) **CU 02-15**

Discussion:

Mr. Brown reviewed the facts from the application. Mr. Sauer asked if the applicant was present. Mr. Chris Knowles approached the microphone and stated his address is 7171 Flight Gates Pl., Clayton, Ohio 45315. Mr. Coulter asked Mr. Knowles what he would be storing in the fenced area and Mr. Knowles said pvc piping and some railroad ties. Mr. Knowles said that he would not be storing anything above the fence line. Board members had no other questions.

Findings of Fact & Conclusions

Background & Request:

This property is approximately 2.4-acres in size located on the east side of Huntley Road, north of Schrock Road in an area that is in the I-1 District (Restricted Industrial: Research and Offices). There is an existing 26,060 sq. ft. warehouse on the site that was constructed in 1966 with parking to the front and rear of the building. The applicant has proposed to use the parking area to the rear of the warehouse for the outdoor storage of materials. The applicant stated that the area would be used to store irrigation pipe, sod, railroad ties and valve boxes.

Wolf Creek Distribution, a wholesale landscape and irrigation distributor occupies approximately 10,560 sq. ft. of the building; and Green Velvet Sod Farms LTD, who specializes in turf grass sod as well as offering a multitude of fertilizers, grass seed and other turf & ornamental supplies occupies approximately 9,400 sq. ft. of the building. Approximately 6,100 sq. ft. of the building is currently vacant. These are the only two tenants in the building at this time.

The current request involves two businesses operating at the site. The outdoor storage of materials is a conditional use in the I-1 Zoning District, which allows the MPC to review the effect the business will have on the neighborhood.

Conditional Use Permits – Basic Standards & Review Elements:

1. General elements are to be considered when reviewing applications:
 - a. Effect on traffic pattern
 - i. Varies from month to month depending on the season, approximately 15-20 vehicles a day.
 - b. Effect on public facilities
 - i. No impact
 - c. Effect on sewerage and drainage facilities
 - i. No impact
 - d. Utilities required
 - i. N/A
 - e. Safety and health considerations

- i. Storage of chemicals related to the operation are only stored inside the warehouse. No State permit is needed.
 - f. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
 - i. All chemicals will be stored inside the warehouse, all chemicals have been documented as part of the building permit review process.
 - g. Hours of use
 - i. Monday – Friday – 8:00 AM – 5:00 PM
 - ii. Saturday – 8:00 AM – 12:00 PM
 - iii. Sunday – Closed
 - h. Shielding or screening considerations for neighbors
 - i. The applicant received administrative approval to install a 6’ high wood fence and gate along the southern property line and a 6’ high chain link fence along the northern property line. The 6’ high wood fence along the southern property line screens the materials from those driving along Huntley Road and Schrock Road.
 - i. Appearance and compatibility with the general neighborhood
 - i. The proposed outdoor storage will not impact the appearance of the neighborhood. The applicant has stated that all materials will not be visible above the 6-foot fence.
- 2. Additional information:
 - a. The location of the outdoor storage area is to the rear of the site and is incidental to the overall use of the site.
 - b. The site has two access points to Huntley Road, which is considered a local thoroughfare.
 - c. The site has an abundance of parking available.
 - d. The applicant will be doing additional landscaping and repaving of the parking area and drives in the coming months.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself.

Recommendation:

Staff is recommending *approval* of this application. The proposed Conditional Use meets the review elements outlined in the Codified Ordinances for a Conditional Use.

Mr. Coulter moved:

THAT THE REQUEST BY WOLF CREEK COMPANY FOR A CONDITIONAL USE PERMIT TO HAVE OUTDOOR STORAGE OF MATERIALS AT 6700 HUNTLEY RD., AS PER CASE NO. CU 02-15, DRAWINGS NO. CU 02-15, DATED FEBRUARY 11, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Sauer, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye. The motion was approved.

D. Other

There was no other business to discuss.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 7:50 p.m. Mr. Coulter seconded the motion. The meeting was adjourned.