



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
September 10, 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: Richard Hunter, Chair; James Sauer, Vice Chair; Kathy Holcombe, Secretary; Mikel Coulter; Thomas Reis; and Edwin Hofmann. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission. Board member Amy Lloyd was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the July 23, 2015 meeting

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

4. Affirmation of the witnesses

B. Architectural Review Board

1. New

- a. New Garage & Barn Restoration – 63 W. Granville Rd. (Megan Shroy) **AR 63-35**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This late 19th century Colonial Revival home is on a corner lot that is roughly 0.4 acres, with 126.12’ of frontage along W. Granville Rd. and 134.86’ along Oxford St. The house faces W. Granville Rd. and there is a drive entrance at Oxford St. leading to the rear yard and a barn. Both

the house and barn are contributing structures in the Worthington Historic District. The owners would like to restore the barn, and construct a new garage at the southeast corner of the property.

Project Details:

1. An addition was constructed on the north side of the barn at some point to add depth for cars to park under cover. The owners cannot fit their vehicles inside due to the low height. The plan is to remove the addition and restore the barn by adding rolling barn doors, windows and light fixtures, and restoring and replacing the siding as necessary.
2. The driveway to get into the property is very steep and at an awkward angle. A new drive entrance is proposed that would be south of the existing, and with a gentler slope into the property. Stone retaining walls are proposed on both sides in order to accommodate the change in grade. The public sidewalk will also need to be replaced to meet the grade.
3. A three-car garage is proposed at the southeast corner of the property, 10' from the south property line and 8' from the east side property line. The new driveway would lead to the garage, widening to the full width of the garage about 30' in front. The proposed garage would be 38' 8" wide and 22' deep, and include a second floor space to be used as a home office. The Board of Zoning Appeals granted a variance to allow accessory structure area greater than 850 square feet at its September 3rd meeting. The garage is designed to complement the house. The roofline, dormers, windows, trim and materials would match the house.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington's character. New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Recommendation:

Staff is recommending approval of this application. Restoration of the barn is ideal, as these structures are an important part of Worthington's character and this barn is in such a prominent location. The proposed new garage is appropriate for this property and house.

Discussion:

Mr. Hunter asked if the applicant was present. Mrs. Megan Shroy stated her address is 63 W. Granville Rd., Worthington, Ohio. Mrs. Shroy said she respects the significance of the historical property considers herself a preservationist. Mrs. Shroy said she spent the past two years restoring the house and they were very careful about hiring the right architect and consultant to look at the barn. They are going to restore as much as they can while solving their parking problem. Mrs. Holcombe said she is glad to see that the driveway is being fixed and she believes the house looks beautiful. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY MEGAN SHROY FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW GARAGE AND RESTORE THE BARN AT 63 W. GRANVILLE RD. AS PER CASE NO. AR 63-15, DRAWINGS NO. AR 63-15, DATED JULY 21, 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. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

- b. Patio with Seat Wall, Grill & Fireplace – **112 W. North St.** (Steven Randall Brown)
AR 64-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

The house on this property is a 1930's Colonial Revival that has been added onto over the years. The property is roughly 1 acre, being 125' wide and over 300' deep. This project involves renovating an existing patio area.

Project Details:

1. Demolition is proposed for the existing paver patio and benchwall.
2. In its place would be a new Buffwash concrete 900 square foot patio area which would connect to the house entrances, driveway, rear garage entrance and yard.
3. A limestone seat wall is proposed on the north and part of the west side of the patio. Also along the west side would be a fireplace and grill. A dining area, herb garden and planters are also proposed.
4. Extensive landscaping is proposed around the patio, house and garage.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.

Recommendations:

Staff is recommending *approval* of the application. The proposed landscape and hardscape elements are compatible with the house and property and would be an enhancement.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Steven Randall Brown stated his address is 112 W. North St., Worthington, Ohio. Mr. Brown said he has three small children and the old patio was very dilapidated, so he wanted to make sure the back yard area was safe for his children. Board members asked about the construction going on, but otherwise did not have any concerns. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY STEVEN RANDALL BROWN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A PATIO WITH A SEAT WALL, A GRILL & A FIREPLACE AT 112 W. NORTH ST. AS PER CASE NO. AR 64-15, DRAWINGS NO. AR 64-15, DATED JULY 24, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

c. Fencing – **108 E. Granville Rd.** (Ace Fence & Deck LLC) **AR 65-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

The Village of Seventeen condominiums were constructed in the late 1960’s. The units each have an enclosed patio to the rear. This application is a request to replace a portion of the patio fencing on the east side of the property.

Project Details:

1. The southernmost four units in the building to the east would have the fencing replaced with this request. There is no indication of replacement for other units on the property.
2. The existing fences are shadowbox style. The proposed would be 6’ solid cedar fencing with dog-eared pickets.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3’ to 4’ in height; in the back yard; and of simple design. Higher fences are discouraged but may be appropriate where a

commercial use abuts a residential property. Design and materials should be compatible with the existing structure.

Recommendations:

Staff is recommending approval of the application. Ideally the fencing for the entire property would match, but replacement as per this application should not harm the character of the property. Multi-family is similar to commercial in that a higher solid screen may be more appropriate when adjacent to single family properties.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Rob Bruno said he is representing Ace Fence & Deck. Mr. Bruno said the footprint of the new fence will be exactly the same as where the fence is located now, and eventually the fencing in the whole complex would match. Mr. Sauer asked if there was a reason for going with that material and Mr. Bruno said it is readily available. He felt the original was not meant to be shadowbox, but rather boards were added over time. Mr. Bruno said the existing is a mix of styles and materials. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ACE FENCE & DECK LLC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 108 E. GRANVILLE RD. AS PER CASE NO. AR 65-15, DRAWINGS NO. AR 65-15, DATED JULY 30, 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. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, nay; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

d. Garage Doors – **649 High St.** (Daniel Sedmak/Worthington Inn) **AR 66-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

The Worthington Inn was first used as a commercial building in the mid 1800's, after being constructed as a residence in 1834. In the 1980's, the original building was restored and an addition was constructed to house guests. In 2005, approval was given to convert the inn rooms to residential condominiums. At the time, balconies and carports were added at the rear of the site to make those units more marketable. The owners would now like to add garage doors to enclose four of the carport parking spaces.

Project Details:

1. Two white double garage doors with windows across the top and raised panels below are proposed for the carports at the northern ends. Security and appearance enhancement are cited as the reasons for the doors.
2. The other carports reportedly cannot support garage doors.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Exterior detail and relationships are review elements in the District.

Recommendation:

Staff is recommending *approval* of the application. Ideally the other carports would match, but this addition should not harm the appearance.

Discussion:

Mr. Hunter asked if the applicant was present. Dr. Daniel Sedmak stated his address is 649 High St., Worthington, Ohio. Mr. Coulter asked Dr. Sedmak if he considered carriage style doors which would look more appropriate for this area. Dr. Sedmak said he liked the idea and would consider whatever the Board members feel is appropriate. Mrs. Holcombe agreed and said carriage style doors would look more appropriate for the Worthington Inn. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY DANIEL SEDMAK FOR A CERTIFICATE OF APPROPRIATENESS TO ADD GARAGE DOORS AT 649 HIGH ST., AS PER CASE NO. AR 66-15, DRAWINGS NO. AR 66-15, DATED AUGUST 10, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THE GARAGE DOOR WILL BE A CARRIAGE STYLE DOOR TO BE APPROVED BY CITY STAFF.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

e. Lighting – **80 E. Wilson Bridge Rd.** (Kessler Sign Company/McDonald’s) **AR 67-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This summer McDonald's began replacing the light poles in the parking lot, and has since stopped while waiting for ARB approval. The lighting was originally approved with the restaurant in 1978. The foundations and poles have reportedly deteriorated, so replacement of six poles is planned.

Project Details:

1. The existing foundations would be cut to 4" below grade and covered with soil and seed.
2. The new foundations are planned to be larger and sit 2' – 3' above grade. Some of the poles are in the middle of planting islands.
3. Existing pole height is 18', so the new poles are planned to be the same, but would effectively be higher with the taller bases.
4. The existing fixtures would be reused.
5. The color of poles and fixtures would not change from the existing brown.
6. With review of this proposal, it was determined the landscaping on the property does not meet the approved plan. The original plan is included in the packet.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Board should review the exterior detail and relationship of the changes to the existing site.

Wilson Bridge Road Corridor Study

The following draft development standards for lighting in the corridor have been developed based on the Wilson Bridge Rd. Corridor Study:

All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.

- (1) The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.
- (2) The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.

Staff Analysis:

- Exposed bases are not desired. If they are necessary, the base should be a dark color to blend with the surroundings.
- Pole height of no more than 15' is desired for parking lot lights in the corridor.
- The landscaping should be replaced to meet the original plan.

Recommendations:

At the very least, an approved application should include coloring the bases to blend in and having the landscaping meet the approved plan. Ideally, the pole height would be reduced.

Discussion:

Mr. Sauer asked if the poles would be new and Mrs. Bitar said yes. Mrs. Holcombe asked if the height would still be 18', and Mrs. Bitar said staff has asked the total height to be kept no higher

than 18', even though the new bases are higher the poles would then need to be shorter. Mrs. Bitar said because they are using the same fixtures in the same location, 15' poles would not give them the necessary light distribution for the parking lot. Mr. Hunter asked if the height was to the top of the pole or fixture. Mr. Hofmann asked if they had put in the new footings with any sort of approval. Mrs. Bitar said they thought they were just doing maintenance, and were asked to stop work when staff realized the foundations looked different.

Mr. Hunter asked if the applicant was present. Mr. Roger Kessler said he is representing the Kessler Sign Company. He said he has been traveling around the country replacing the lighting for the McDonald's Corporation. McDonald's hired a team of engineers to study the condition of the light poles, bolts and bases and many need to be replaced because of safety issues. Mr. Kessler said the new bases are 10" higher on average so they would cut about 1' off the pole height so the total height would be the same. He also said the owner plans to tear down the existing store and rebuild it within the next two or three years. Mr. Sauer asked about landscape replacement and Mr. Kessler said they would replace as needed to match the previous approval. Mr. Coulter asked about the re-lamping and replacing the ballasts on the existing fixtures, wondering if the lamps would be the same kind. Mr. Kessler said they would likely just replace the lamps with the same kind. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY KESSLER SIGN COMPANY FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SITE LIGHTING AT 80 E. WILSON BRIDGE RD., AS PER CASE NO. AR 67-15, DRAWINGS NO. AR 67-15, DATED JUNE 22, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITIONS THAT THE NEW POLES WILL NOT BE TALLER THAN THE EXISTING POLES, THE CEMENT BASE AND EXISTING FIXTURES WILL BE PAINTED TO MATCH THE NEW POLES, AND THAT ANY LANDSCAPING IMPROVEMENTS OR MODIFICATIONS WILL BE MADE PER THE APPROVED SITE PLAN.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, nay. The motion was approved.

f. Front Entry Replacement – 96 W. South St. (Chuck Buford)AR 68-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Page 8 of 29

ARB/MPC Meeting September 10, 2015

Minutes

Built in 1916, this house is English Revival style. The front stoop had decayed to the point of having holes in it and being dangerous, so the property owner installed decking material in its place. Upon notification of the repair, staff requested the owner have the change approved by the ARB.

Project Details:

1. The repair consisted of installation of joists and a plywood deck, waterproofed with rubber roofing, and the installation of gray Trex decking material. The area is roughly 11' x 12'.
2. The stoop is reached by way of a 32" x 48" step with an 8" rise.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of this application, feeling the repair is appropriate.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Chuck Buford stated his address is 96 W. South St., Worthington, Ohio. Mr. Buford said his house will be one hundred years old next year and the stoop had decayed to the point of being dangerous and needed to be replaced. Board members did not have any concerns. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY CHUCK BUFORD FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT ENTRY AT 96 W. SOUTH ST., AS PER CASE NO. AR 68-15, DRAWINGS NO. AR 68-15, DATED AUGUST 14, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

g. Directional Signs - **650 High St. (DeRoberts FLP) AR 69-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This property includes a building housing six merchants and the parking lot in front at the northeast corner of High St. and New England Ave. The parking lot appears to be a public lot to many downtown visitors, although it is private property. The merchants have expressed frustration with their customers not being able to park in the adjacent lot. Two directional signs were installed near the parking lot entrances. The property owner is hoping to gain approval to keep the signs.

Project Details:

1. The signs are 18” high x 30” wide, double-sided, constructed of metal on a PVC pole.
2. The poles and sign backgrounds are white, with black lettering saying “This **Private Parking Lot** is reserved for the customers of Rivage, Elli Salon, Candle Lab, Graeter’s, House Wine, RIDEHome Towing **Authorized**”.
3. One of the signs is currently located in the right-of-way, but would be moved back onto the property if approved.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage is a standard of review per the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of the application. Although additional signs are not preferred in Old Worthington, staff is sympathetic to the struggles of the merchants and feels the signs are fairly unobtrusive.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Dick DeRoberts stated he is the owner of the property at 650 High St., Worthington, Ohio. He said his tenants have asked him to try to control the parking lot because patrons of other area businesses are parking in this lot and leaving less room for the clientele of his tenants. Mr. Hunter asked if there was anyone present that would like to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY DEROBERTS FLP FOR A CERTIFICATE OF APPROPRIATENESS FOR DIRECTIONAL SIGNAGE AT 650 HIGH ST. AS PER CASE NO. AR 69-15, DRAWINGS NO. AR 69-15, DATED AUGUST 17, 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. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

h. Speaker – **2185 W. Dublin-Granville Rd.** (Cameron’s American Bistro) **AR 70-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Cameron’s American Bistro has been operating in this location for more than 20 years. In 2003, a speaker was installed to provide music for customers as they come into the restaurant. In conjunction with the approval of speakers for the Blarney Stone Tavern, the speaker at Cameron’s was pointed to as not being approved. This is a request to retain the speaker.

Project Details:

1. The speaker is located at the northwest corner of the building.
2. The owner reports the music cannot be heard at a range of more than 10’ from the front of the restaurant.
3. No complaints have been received about the look or noise from the speaker since it was installed in 2003.

Land Use Plans:

Worthington Architectural District Ordinance

Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of the application. The area near the speaker should be painted to match the wall.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Keith Moorehead stated his address is 2185 W. Dublin-Granville Rd., Worthington, Ohio. He said the restaurant experience starts as you approach the building, and agreed to paint the wall. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY CAMERON’S AMERICAN BISTRO FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW A SPEAKER TO REMAIN AT 2185 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 70-15, DRAWINGS NO. AR 70-15, DATED

AUGUST 20, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

i. Fencing – **900 Evening St.** (Steven W. Balogh) **AR 71-15**

Findings of Fact & Conclusions

Background & Request:

This property is at the southeast corner of Evening St. and North St. The homeowner would like to enclose the rear yard with fencing. A variance was granted in 1983 for placement of a picket fence in the side yard, adjacent to the Evening St. right-of-way. That site plan is included at the back of the packet.

Project Details:

1. A 4' tall cedar picket fence is proposed with 4" pickets and 2" openings between pickets to enclose the rear yard. The fence would have rails along the top and bottom.
2. A hedge runs in the right-of-way adjacent to the property line along Evening St., but would likely be in the way should a sidewalk be installed in the future.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

Recommendations:

Staff is recommending the fence be more open in style, especially in this location which would be adjacent to the right-of-way. The hedge would not totally screen the fence.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Steven Balogh stated his address is 900 Evening St., Worthington, Ohio. He said they picked this style of fencing to compliment the property and would agree to widen the spaces between the pickets. Mr. Balogh said he would like the fence to keep his young children safe. Mr. Sauer asked if the rails at the top and bottom would be on both sides of the fence, and Mr. Balogh said they could. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY STEVEN W. BALOGH FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 900 EVENING ST. AS PER CASE NO. AR 71-15, DRAWINGS NO. AR 71-15, DATED AUGUST 25, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE SPACING BETWEEN THE VERTICAL MEMBERS OF THE FENCE WILL BE AS WIDE AS THE PICKETS, AND THE TRIM AT THE TOP AND BOTTOM BE ON BOTH SIDES OF THE FENCE.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

j. Skylight – **690 Evening St.** (Timothy Shaw) **AR 72-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo and presented new information:

Background & Request:

This house was built in the early 1900's and is a two-story Colonial Revival style house. In May, approval was given to replace the roof and construct a shed dormer to the rear. This application would allow a skylight to be added to the dormer.

Project Details:

1. The proposed skylight is a 24" wide x 48" high Velux brand.
2. The color would be dark gray to blend with the roof.
3. A change to the foundation is proposed due to deterioration. Split face blocks would be used to replace the existing.
4. A new 28' x 28' garage is proposed in the same general location as the old garage which was demolished. The style is proposed to be complimentary to the house.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Roofline additions such as skylights and dormers can be appropriate on rear elevations of existing buildings but generally should be avoided on sides and front elevations. Design and materials should be compatible with the existing structure.

Recommendation:

Staff is recommending *approval* of the application. The proposed skylight is appropriately placed on a second floor shed dormer. The changes to the foundation and the new garage are appropriate.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Timothy Shaw approached the microphone and stated his address is 690 Evening St., Worthington, Ohio. Mr. Shaw said this house has been quite a project. He has taken some time to install a beam underneath the octagon portion of the

house to lift it up, excavate and install new footers below the frost line because this house did not have proper footers. Mr. Shaw also said his intentions were to reuse the smooth face block but the condition of the seventy year old bricks is very poor. He is proposing to use an Overfield split face block for replacement. Mr. Shaw also said all of the windows will match with proper trimming.

Mr. Sauer asked Mr. Shaw if the garage foundation is safe. Mr. Shaw said he will be digging a new foundation around the slab and put a four inch new concrete slab around it. He will also be using cedar siding. Mr. Shaw said he has spoken with all of the neighbors next to this house and everyone is aware that he is rebuilding the garage. Mr. Coulter said as the adjacent neighbor he is fine with the plans, but would like to see the garage at least 3' from the property line. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application. One person came forward. Mr. Scott Volzer said his address is 126 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Volzer said he just wanted to show his support and approval of what Mr. Shaw is doing.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY TIMOTHY SHAW FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO ADD A SKYLIGHT AT 690 EVENING ST., AS PER CASE NO. AR 72-15, DRAWINGS NO. AR 72-15, DATED AUGUST 27, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE GARAGE AS SUBMITTED TONIGHT BE APPROVED AND LOCATED AT LEAST THREE FEET FROM THE PROPERTY LINE AND THAT THE CONCRETE BLOCK FOUNDATION WALL CAN BE OVERFIELD BLOCK TO MATCH AS CLOSELY TO THE EXISTING BLOCK THAT WAS ORIGINALLY THERE.

Mr. Hofmann seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

- k. Front Stoop, Walkways & Landscaping – **630 Evening St.** (Robert & Jennifer Maier) **AR 73-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Changes to the site and front entrance are proposed for this 1930's Cape Cod.

Project Details:

Page 14 of 29

ARB/MPC Meeting September 10, 2015

Minutes

1. Replacement of the asphalt driveway with a concrete driveway is proposed.
2. A new walkway is proposed from the City sidewalk to the front door, as is replacement of the walkway from the front stoop to the driveway.
3. The front stoop is in need of replacement, due to settling and poor condition of the existing concrete. In addition to an extra step as part of the replacement, 36" iron hand rails would be installed.
4. New landscaping is proposed along the front of the house and walkways, consisting of annuals, trees and shrubs.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of this application. Treatment of the front stoop, and installation of the walks and landscaping are appropriate.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Robert Maier introduced his wife Jennifer and stated they are the applicants for 630 Evening St., Worthington, Ohio. Mrs. Maier said the original stoop is almost eighty years old and is in very bad condition. Since they are opening up the area they would also like to add a traditional walkway. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY ROBERT & JENNIFER MAIER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT STOOP, WALKWAYS & LANDSCAPING AT 630 EVENING ST., AS PER CASE NO. AR 73-15, DRAWINGS NO. AR 73-15, DATED AUGUST 28, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

1. Siding & Lighting – **784 Morning St.** (Dave Fox Design Build Remodeling/Greene)
AR 74-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo and presented new information:

Page 15 of 29

ARB/MPC Meeting September 10, 2015

Minutes

Background & Request:

This structure was originally constructed in 1923, and currently has 5' aluminum yellow lap siding. Approval is sought to change the siding and lighting on the house.

Project Details:

1. Proposed is 7" Hardie lap siding in Night Gray, with Arctic White trim. Black vinyl board and batten shutters are proposed for the front and south side of the house.
2. Replacement of exterior light fixtures is also proposed. The fixture style has not been identified.
3. The proposed light fixtures are a traditional black coach lamp type fixture.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Wood siding is the preferred exterior material for new buildings, additions to existing buildings, or new garages and outbuildings. The siding should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding. If replacement siding is installed over or in place of wood siding, it should be located only where the original siding was used. Avoid removal of or damage to window and door surrounds, ornamental elements such as eave brackets, and decorative panels or shingled areas. The new siding should match the thickness and width of the old as closely as possible. Consider removal of existing replacement siding, including cement-asbestos, but only if the underlying original siding is in good condition or can be repaired.

When reviewing applications in the Architectural District, the Board should give consideration to the compatibility of design and materials.

Recommendation:

Staff is recommending *approval* of this application. The changes proposed in this application would be an improvement.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Roman Klepec stated his address is 565 Evening St., Worthington, Ohio. He said the homeowner already replaced the gutters, down spouts and soffits with cementitious materials about three years ago. Mr. Klepec said his client is now ready to proceed with this phase, which is replacing the aluminum siding on their home with James Hardie Board material. His client would also like to add a front porch in the future. Mrs. Holcombe asked if the garage door would be replaced and Mr. Klepec said, "Yes, but that project is not part of this application." Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY DAVE FOX DESIGN BUILD REMODELING FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIDING AND LIGHTING

AT 784 MORNING ST., AS PER CASE NO. AR 74-14, DRAWINGS NO. AR 74-14, DATED AUGUST 28, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

m. Carport & Spa – **787 Oxford St.** (Edwin & Chasity Hofmann) **AR 75-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo and presented new information:

Background & Request:

This house was constructed in 1919, and changes have been made over the years. The most recent approvals by the ARB were in 2013 and 2014, and involved extending the deck, and adding a pergola and fencing to the rear; and replacement of the siding. This request involves construction of a carport and installation of a spa.

Project Details:

1. The proposed 12' x 21'8" carport would be attached to the west side of the existing garage. Construction would be with 6" x 6" pressure treated posts, sided with 2" x 1.5" Cedar trellis to match the existing deck on the house. A 4' wide door is proposed on the back. Standing seam metal is proposed for the roof. Pavers exist in front of the carport area.
2. Originally a 72" x 84" spa was proposed adjacent to the north side of the deck, sitting 7" above deck height. Now a 76" x 66" spa is proposed. The larger would have extended into the required side yard. Existing vegetation to the north will remain and provide some screening for the spa.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of this application. The carport and spa are appropriate at this location.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Hoffmann stepped down from the Board to be the applicant and will abstain from voting on this project. Mr. Hofmann stated his address is 787 Oxford St., Worthington, Ohio. Board members did not have any questions or concerns. Mr.

Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY EDWIN & CHASITY HOFMANN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW CARPORT AND SPA AT 787 OXFORD ST., AS PER CASE NO. AR 75-15, DRAWINGS NO. AR 75-15, DATED AUGUST 28, 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. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, abstain. The motion was approved.

n. Enclose Rear Porch & Replace Garage – **96 W. North St.** (James Ross) **AR 76-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo and presented new information:

Background & Request:

This house was constructed in 1939 and is of Colonial Revival influence. The existing house, having been added onto over the years, is approximately 2000 square feet in area. The new owners would like to create a master bedroom suite and enlarge the kitchen by converting an exterior porch into indoor living space. Also, approval to demolish the garage and construct a new garage is requested.

Project Details:

1. Two-thirds of the outdoor porch would be enclosed to become the bath and closet for the master suite, and part of the kitchen. The siding for the new walls would match the existing, and the window on the west side would be re-located from the porch area. A smaller window is proposed for the rear to be adjacent to the tub/shower on the inside.
2. A front portico is mentioned in the supporting statement, but drawings have not been presented so it will not be considered at this time.
3. Demolition of the existing garage and construction of a new two-car garage are proposed. The new garage would have a storage area in the rear, and be located further to the north. A site plan was received that day showing the garage moved further to the rear, connected with additional asphalt, being 8.5' from the side property line. All materials would match the house. The man door is shown incorrectly on the drawing – it should be on the east side.

Land Use Plans:

Page 18 of 29

ARB/MPC Meeting September 10, 2015

Minutes

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington's character. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff is recommending *approval* of this application. Enclosure of the porch is a minor change. It is not clear if retention of the existing garage would be beneficial.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. James Ross stated his address is 6120 Crystal Valley Dr., Galena, Ohio. Board members did not have any questions or concerns. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY JAMES ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO ENCLOSE THE REAR PORCH AND REPLACE THE GARAGE AT 96 W. NORTH ST. AS PER CASE NO. AR 76-15, DRAWINGS NO. AR 76-15, DATED AUGUST 25, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

- o. Storefront Redesign & Signs – **661 High St., Suite B** (Brian Seitz/Igloo Letterpress) **AR 77-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

The owners of this building are creating separate tenant spaces in the former Worthington Hardware location. The building currently houses Sassafra Bakery, Grid Furnishings and the Old Bag of Nails. The building was originally constructed in 1875 and remodeled in the late 1900's. The tenant space in this application would be in the one story middle portion of the building, and 4500 square feet in area. The proposed tenant, Igloo Letterpress, gained approval

to create the new storefront and locate here in March of 2015. This application would grant approval for changes to the storefront (shown in **bold** below), and new signage.

Project Details:

1. *Exterior changes to create the new tenant space would involve installation of a recessed single wood door and window to the north side of the storefront. The existing window on the south portion of the space would remain, with the muntins being removed. **Two columns to be painted to match the approved pilasters were added, framing the door which is now centered in the opening.***
2. *Decorative pilasters are proposed on the sides of the storefront and scalloped trim is proposed to run under the eave. Paint is proposed for the currently all white storefront, white the background being Aquatint; and various trim elements being Enticing Red, Honorable Blue and Synergy. A color rendering is included in the packet and will be presented at the meeting.*
3. A wall sign is proposed on the shingled roof structure that would be 3'8" high x 8' wide, or 29.4 square feet in area, and include goose neck light fixtures above. A projection sign would be located on the left side of the storefront, and be 1'6" high x 1'1 5/8" wide, or 1.7 square feet in area per side. Both signs would be constructed of a PVC material designed to look like painted wood. An existing plaque is on the building that would be moved slightly.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- There are recommendations in the Worthington Design Guidelines to use exterior materials traditionally used on commercial buildings in Worthington.
- Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.
- Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs, with external lighting. Signage is a standard of review per the Architectural District ordinance.

Recommendations:

Staff is recommending approval of the application. The proposed changes to the storefront and the signs are appropriate.

Discussion:

Mr. Hunter asked if the applicant was present. Mrs. Allison Chapman stated her address for Igloo Letterpress is 661 High St., Worthington, Ohio, and said she is excited to be at this stage. Mr. Sauer questioned placement of the pilasters at ends, thinking they look like they belong to the adjacent storefront. Mrs. Chapman said they are part of the storefront they occupy. Other members commented on the placement. Mrs. Holcombe liked the sign design. Mr. Hunter asked

if there was anyone present that wanted to speak either for or against this application and no one came forward.

ARB Motion:

Mr. Reis moved:

THAT THE REQUEST BY BRIAN SEITZ FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE STOREFRONT AND ADD SIGNAGE AT 661 B HIGH ST. AS PER CASE NO. AR 77-15, DRAWINGS NO. AR 77-15, DATED AUGUST 28, 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. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

p. Screened Porch – **782 Hartford St.** (Tom Brankamp) **AR 80-15**

Findings of Fact & Conclusions

Background & Request:

The front part of this house was originally erected in the late 1830's or 40's on the west side of High St. facing the Village Green. It was moved to its current location about 1930 and restored and added onto in the mid 1980's. In 1998, the current owner was approved to construct another addition to the south. In 2006, approval was gained for construction of a deck, a garage addition and a rear screened porch. The porch was never built, so new approval is sought.

Project Details:

1. The screened porch would be on the southeast corner of the house and replace a portion of the deck. The rest of the deck would remain. The porch would have a shed roof with sky lights, and a brick fireplace is proposed for the corner.
2. A variance was granted in 2006 to allow the room to be 25' rather than the required 30' from the rear property line.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be compatible with the existing structure.

Recommendation:

Staff is recommending *approval* of this application. The porch is subordinate, located to the rear, and complimentary to the house.

Discussion:

Mr. Hunter asked if the applicant was present. Mrs. Victoria Brankamp stated her address is 782 Hartford St., Worthington, Ohio. Board members had no questions or comments. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY TOM BRANKAMP FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A SCREENED PORCH TO THE REAR OF THE HOUSE AT 782 HARTFORD ST. AS PER CASE NO. AR 80-15, DRAWINGS NO. AR 80-15, DATED AUGUST 31, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

C. Municipal Planning Commission

1. Conditional Use

- a. Dog Day Care Center in I-1 – **7020 Huntley Rd., Suite D** (Megan Ramage) **CU 20-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This site has two multi-tenanted buildings constructed in the late 1960’s. Suite D in the southeast corner of the site is the location for this request.

The business is a non-profit organization called Pathways to Independence of Central Ohio. In July, the business owner was approved for the vocational training part of the business, which involves using a dog day care business to prepare young adults with disabilities for employment and to become more self-sufficient. This request would allow the dog day care part of the business to operate.

Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

- 1. Effect on traffic pattern – Parking is provided adjacent to the building, and should be ample to accommodate the use. In the beginning, the plan is to have 2 employees,

volunteers, and no more than 10 clients a day at the facility. Twenty dogs at a time would be targeted.

2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified. Veterinarian and dog training consultants would be part of the program.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – Would use Ohio EPA approved products; all waste picked up in compostable bags and disposed of by Green Scoop Pet.
7. Hours of use – Hours would mainly be weekdays from 7:00 am to 7:00 pm, with occasional special events.
8. Shielding or screening considerations for neighbors – Outdoor dog run on east side of building is to adjacent to industrial uses.
9. Appearance and compatibility with the general neighborhood – Adjacent to industrial uses. Sign style and location would be similar to other business in the building.

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. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending approval of this application. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Discussion:

Mr. Hunter asked if the applicant was present. Ms. Stephanie Santo stated her address is 1218 S. Washington Ave., Columbus, Ohio and Ms. Megan Ramage stated her address is 112 W. North St., Worthington, Ohio. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY MEGAN A. RAMAGE FOR A CONDITIONAL USE PERMIT TO OPERATE A DOG DAY CARE CENTER AT 7020 D HUNTLEY RD., AS PER CASE NO. CU 20-15, DRAWINGS NO. CU 20-15, DATED JULY 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. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye.

2. Amendment to Development Plan

- a. Signage – 100 & 200 Old Wilson Bridge Rd. (Worthington Industries) ADP 06-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the staff memo:

Background & Request:

These properties are located on the north side of Old Wilson Bridge Rd. in the C-2 Zoning District, and have approved Final Development Plans. Application must be made when the property owner wishes to change, adjust or rearrange buildings, parking areas, entrances, heights or yards, following approval of a Final Development Plan. When variance requests are included, the modification must be approved by City Council.

Worthington Industries has been headquartered at this location since 2003 and employees were more recently added in the office building to the east at 100 Old Wilson Bridge Rd. There are office buildings to the west, the Shops at Worthington Place to the south, and the I-270 right-of-way is adjacent to the north.

This request is for approval to replace the signs on the 200 Old Wilson Bridge Rd. building, and install signs on the 100 Old Wilson Bridge Rd. building.

Project Details:

1. The Worthington Industries headquarters at 200 Old Wilson Bridge Rd. currently has signs on both the north and south sides of the building, facing I-270 and Old Wilson Bridge Rd. The sign on the north side is 100 square feet in area with halo lit letters. The sign on the south side is smaller. This proposal would replace the signs at the top northwest and southeast corners of the building with identical new signs. The signs would be backed with 75” high x 310.5” wide (161.7 square feet in area) solid blue panels. Mounted on the panels would be 3” deep brushed metal/silver colored letters and logo, 48.3” high x 255” wide (85.5 square feet in area). The letters and logo are proposed to be halo lit.

2. For the 100 Old Wilson Bridge Rd. building, the same sign is proposed for the northeast corner of the building. At the southeast corner, only the logo is proposed. The blue background panel would be 75” high x 84.7” wide (44.1 square feet in area), with a brushed metal or silver colored logo 48.3” high x 49.5” wide (16.6 square feet in area), and halo lit.

Land Use Plans:

Worthington Sign Code:

Each business is permitted a maximum of 100 square feet of signage. One wall-mounted sign and 1 freestanding sign are allowed.

Wilson Bridge Road Corridor Study

The following draft development standards for signs in the corridor have been developed based on the Wilson Bridge Rd. Corridor Study:

(1) Wall-mounted Signs

- A. Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.
- B. Businesses occupying 25% or more of a building on a parcel abutting more than one Right-of-Way may have a wall sign facing each Right-of-Way.
- C. Businesses occupying 25% or more of a building abutting the I-270 Right-of-Way may have a wall sign facing each Right-of-Way. Wall signs facing the I-270 Right-of-Way shall not exceed 100 square feet in area.
- D. Wall-mounted and projection signs shall be designed appropriately for the building, and shall not be constructed as cabinet box signs or have exposed raceways.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan stresses the importance of local business as a means to support municipal services provided to residents. The plan points to the success of the freeway commercial area as being critical to the health of the City.

Staff Analysis:

1. Per the current Code, variances are needed for:
 - Two wall signs per building
 - Total sign area greater than allowed
2. The Wilson Bridge Rd. corridor requirements allow a sign facing each right-of-way, and up to 100 square feet in area each.
3. The proposed signs seem appropriately sized for the buildings. The style, colors, and type of illumination are also appropriate.

Recommendations:

Staff is recommending *approval* of the application.

Discussion:

Mr. Hunter mentioned the other business signs along the I-270 corridor, and felt these would still be understated in comparison. Mr. Coulter, Mrs. Holcombe and Mr. Sauer felt the signs were appropriately sized for the building. Mr. Reis wondered if the signs should be moved over from the corners of the building. Mr. Hunter asked if the applicant was present. Mr. Kevin Noble stated his address is 100 & 200 Old Wilson Bridge Rd., Worthington, Ohio. Mr. Noble said placement was based on the window structure below. Mr. Sauer said they could be moved over one window panel. Mrs. Bitar said this placement allows for other businesses to put signs on the same building. Mr. Myers mentioned this is an international employer, and the sign acts as a calling card for the City. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY KEVIN NOBLE FOR APPROVAL OF AN AMENDMENT TO DEVELOPMENT PLAN TO CHANGE AND ADD SIGNAGE AT 100 & 200 OLD WILSON BRIDGE RD. AS PER CASE NO. ADP 06-15, DRAWINGS NO. ADP 06-15, DATED AUGUST 28, 2015, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AT THE DISCRETION OF WORTHINGTON INDUSTRIES THE SIGN MAY BE MOVED OVER FROM WHERE IT IS CURRENTLY LOCATED IF THEY FEEL THAT IS A BETTER LOCATION.

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

3. Amendments to the Planning & Zoning Code

a. Breweries, Distilleries & Wineries – **APZ 03-15**

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

There has been a recent increase in locally owned and operated craft breweries throughout the Country and Central Ohio. A request was received for a local microbrewery to relocate from the I-2 Zoning District (General Industrial) to the I-1 Zoning District (Restricted Industrial: Office & Research). Distilleries and breweries are currently allowed as a Conditional Use in the I-2 Zoning District only, but the use is not defined.

Proposed Code Change:

The proposed Code change would define Breweries, Distilleries and Wineries and add the use as a Conditional Use in the I-1 and I-2 Zoning Districts. As a Conditional Use, the MPC would be able to review: traffic, public facilities, sewerage & drainage facilities, utilities, safety & health, noise, odors and other noxious elements, hours of use, shielding and screening and appearance

and compatibility with the general neighborhood.

Also, the existing “Distilleries and breweries” would be eliminated from the I-2 Zoning District.

Code Language:

BREWERIES, DISTILLERIES AND WINERIES.

A facility in which beer, wine or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption. It may include a tasting room and retail space for products produced on site and for the sale of ancillary products to customers.

Add to Section 1147.01:

Add Breweries, Distilleries and Wineries as a Conditional Use in the I-1 & I-2 Zoning Districts.

Delete from Section 1147.01:

Delete Distilleries and breweries as a Conditional Use in the I-2 Zoning District.

Recommendations:

Staff is recommending *approval* of the Code amendment.

Discussion:

Board members had no questions or concerns. Mr. Sauer asked the difference between I-1 and I-2 and Mrs. Bitar explained the districts. Mr. Sauer also pointed out it would be a Conditional Use. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this matter and no one came forward.

Motion:

Mr. Reis moved:

THAT THE CHANGES PROPOSED TO THE CODIFIED ORDINANCES OF THE CITY OF WORTHINGTON PER CASE #APZ 03-15 BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.

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

b. Location of Building Services Equipment – **APZ 04-15**

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Originally there was a provision in the Building Code requiring air conditioning units be located in the rear yard. After variances being granted repeatedly by the BZA, the Code was changed in the 1980’s to allow units in the side yard as long as they were screened and outside of the setback area. With adoption of the statewide Building Code in the 2000s, the provision was moved to the

Planning and Zoning Code from the Building Code. In 2013, the title was changed to Building Services Equipment to include generators, condensing units, chiller units, etc.

Many units in the City were originally installed before any Code was in place, and extend into the required side yard. Replacement of these units has led to variances being needed, and in the case of a new unit being placed a variance would be necessary. In the last 10 years, the BZA has approved every variance request for equipment in the required side yard, except for a generator in an easement that was tabled waiting for Council approval to encroach into an easement.

A site plan has always been required with an HVAC permit application to show if the unit would be in the required side yard setback. Thorough review of the site plans has ebbed and flowed over the years depending on the reviewer. Typically when a contractor is securing a permit to replace a condensing unit, it is when a unit has stopped working and needs immediate replacement. Putting the permit application in a queue for review has usually led to installation of condensing units before the permit has been issued.

The ARB would still review the placement of new (not replacement) equipment on properties in the Architectural Review District.

Proposed Code Change:

The proposed Code change would allow Building Services Equipment to be located in the side yard with screening, regardless of the distance from the side property line. Approval of the change would reduce the amount of variance requests to the BZA, and eliminate the need for location review as part of the permit process, thus allowing immediate issuance of HVAC permits for residential properties.

Final Code Language:

1173.10 LOCATION OF BUILDING SERVICE EQUIPMENT:

(a) Any building service equipment, including air-conditioning or refrigeration system which includes an exterior compressor, cooling tower, condensing unit, chiller unit, absorber, or emergency generator, either singularly or in any combination of the above, or any other exterior device which expels heat and/or noise detectable from outside the premises on which such system is located shall be installed and maintained with such exterior unit located to the rear of the dwelling unit.

(b) The provisions of subsection (a) hereof notwithstanding, building service equipment may be located at the side of the dwelling, provided that the equipment shall be effectively screened on the front and sides by an evergreen hedge or dense planting of evergreen shrubs not less than three feet in height nor of a height not less than that of the equipment, or by a fence or wall of similar height conforming to Chapter 1180.

Recommendations:

Staff is recommending *approval* of the Code amendment.

Discussion:

Mr. Sauer asked if the screening is to be three feet high at the time of planting and Mrs. Bitar said yes, but it is not always interpreted that way. Mr. Hofmann suggested getting rid of the height requirement and just state the equipment be screened because with future technology equipment may become smaller over time. The height of the screening should not be less than the height of the equipment. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Coulter moved:

THAT THE CHANGES PROPOSED TO SECTIONS 1173.10 OF THE CODIFIED ORDINANCES OF THE CITY OF WORTHINGTON AS PER CASE #APZ 04-15, AND TAKING OUT THE VERBAGE “THREE FEET IN HEIGHT NOR OF A HEIGHT LESS”, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL.

Mrs. Holcombe seconded the motion. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye.

D. Other

Mr. Brown discussed the next ARB-MPC meeting on September 24, 2015 would include Wilson-Bridge Rd. Code and improvements, and wayfinding. Mr. Myers said a couple of residents have contacted him about their concerns of open fire pits in back yards. He asked the Board members to think about a way to prevent smoke from lingering into the neighboring properties.

E. Adjournment

Mr. Reis moved to adjourn the meeting at 9:59 p.m., and Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. All Board members voted, “Aye”. The meeting was adjourned.