

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

September 9, 2010

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair; Kathy Holcombe, Secretary; Chris Hermann; Mikel Coulter; 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. James Sauer and Amy Lloyd were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. There were no meeting Minutes available for approval.
4. Affirmation/Swearing in of Witnesses

Mrs. Bitar swore in those who planned to speak. Chairman, R. Hunter, introduced the new Municipal Planning Commission's representative from Worthington City Council, Scott Myers.

B. Architectural Review Board

1. New

- a. New Roof – **41 W. South St.** (Benchmark Roofing/Yang) **AR 49-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. She explained that the applicant had already been to the Board to discuss emergency repairs to their roof, and the roof is now completed, and looks very nice. Mr. Hunter asked if the applicant was present. Mr. Yang approached the microphone and stated that he lived at 41 W. South Street, Worthington, Ohio, 43085. Mr. Yang said that he is very happy with the completed repairs. There was no one present to comment on the recent repairs.

Findings of fact:

1. The ARB looked at this proposal informally at its July 22nd meeting. The work of putting on a new roof and installing new gutter shields was already completed due an emergency involving a leak.
2. The old roof was gray and the new asphalt shingles are Biscayne Blue.

Conclusion:

1. The proposed changes are appropriate.

Mrs. Rodgers motioned:

THAT THE REQUEST BY BENCHMARK ROOFING FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE ROOF AND PLACE GUTTER SHIELDS AT 41 W. SOUTH ST. AS PER CASE NO. AR 49-10, DRAWINGS NO. AR 49-10, DATED JULY 22, 2010, 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 role. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- b. New Roof - **116 E. Dublin-Granville Rd.** (Shaun & Susan Miller) **AR 50-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant will be replacing the whole roof and putting a fresh coat of paint on the house. Mr. Hunter asked if the applicant was present. Shaun Miller approached the microphone and stated that he and his wife live at 116 E. Dublin-Granville Rd. Mr. Miller brought in a sample of the color that will be used on the house. Mrs. Holcombe asked Mr. Miller if he was going to be painting the garage the same color and his answer was yes.

Findings of fact:

1. The homeowner would like to replace the existing brown shingle with a granite shingle, and paint the house to match.
2. The gutters and downspouts will also be changed to coordinate with the new colors.

Conclusion:

1. The proposed changes are appropriate.

Mr. Coulter motioned:

THAT THE REQUEST BY SHAUN & SUSAN MILLER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE ROOF AT 116 E. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 50-10, DRAWINGS NO. AR 50-10, DATED JULY 23, 2010, 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 role: Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

c. **Remove & Replace Garage – 106 E. Dublin-Granville Rd. (Ed Bangert/Mathews)**
AR 51-10

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Doug Mathews approached the microphone and stated that he lives at 106 E. New England Avenue. He said that he just bought the house in August and that he hired an engineer to check the safety of the garage, and the structure was found to be unsafe. Mr. Coulter asked Mr. Mathews how big the original structure is compared with how big the new structure will be. Mr. Mathews contractor, Ed Bangert, stated that the original structure is 24' x 20', and the replacement structure will be 24' x 22'. He also said the siding, roofing and trim will match the house. Mr. Hunter asked if there was anyone present that was either for or against this application. Mrs. Ellen Scherer approached the microphone and stated that she and her husband live at 112 E. New England Avenue and she is concerned that the proposed location of the structure will affect the lighting and view of her property. Mr. Hunter explained that Mr. Mathews will be needing a variance because the proposed location is 3' from the side and rear property lines, and that issue will be discussed at the Board of Zoning Appeals meeting in October. Mrs. Scherer said she had no further questions and that she plans to attend the Board of Zoning Appeals meeting.

Findings of fact:

1. There is an existing freestanding garage within inches of the rear and side property lines that the applicant is proposing to remove.
2. In approximately the same location, a new two-car freestanding garage is proposed. The new garage is proposed to be 3' from the side and rear property lines which will require variances. Application has been made for the October meeting of the Board of Zoning Appeals.
3. The proposed garage is 24' x 22' and set back 33.5' from the house in the proposed position.
4. The siding, roofing and trim match the existing house. The style is complementary.

5. The property owner would like the option of having one double door or two doors.

Conclusion:

1. The proposed garage is appropriate and will be an improvement.

Mr. Coulter motioned:

THAT THE REQUEST BY ED BANGERT FOR A CERTIFICATE OF APPROPRIATENESS TO REMOVE THE EXISTING GARAGE AND CONSTRUCT A NEW FREESTANDING GARAGE AT 106 E. NEW ENGLAND AVE. AS PER CASE NO. AR 51-10, DRAWINGS NO. AR 51-10, DATED AUGUST 11, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- d. New Wall Sign – **825 High St.** (Jeremy Thiel DDS) **AR-52-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Steve Moore approached the microphone and stated his name, and his address of 7728 Cheshire Rd., Galena, Ohio 43021. Mr. Moore said the sign will match the same style that already exists on the building, but this sign will have an additional line. Mr. Hermann asked Mr. Moore if there were any issues with square footage, and his reply was no. Mr. Moore stated that one of the dentists in the building is no longer there, and the other dentists would like to have the name of the practice on the building as well. One name will be added, as well as the name of the practice. Mr. Moore asked if approval could also be given for an upcoming signage change on the south side of the building. Mr. Hunter asked if there was anyone present that was either for or against this application and there was not.

Findings of fact:

1. This application is for approval to install a new sign that matches the other signs that are still on the building, and the sign removed from this location. The signs consist of 4” brown letters mounted to the wall.
2. The proposed sign is only different because it has two lines of copy instead of one.
3. Approval is also requested to change signage on the south side of the building.

Conclusion:

1. The proposed signage changes are appropriate.

Mr. Hermann motioned:

THAT THE REQUEST BY JEREMY THIEL DDS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIGNAGE AT 825 HIGH ST. AS PER CASE NO. AR 52-10, DRAWINGS NO. AR 52-10, DATED AUGUST 24, 2010, 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 role: Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- e. **New Wall Sign – 2171 W. Dublin-Granville Rd. (Goodwill Columbus) AR 53-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mrs. Bitar said that she had received a letter of concern from the nearby Strathaven Condominium Association, and they were concerned with the colors of the sign. Mr. Hunter asked if the applicant was present. Ms. Leslie Poole, and Ms. Vivian Reyne approached the microphone and stated their address of 1331 Edgehill Rd., Columbus, Ohio 43212. Ms. Poole stated that their Goodwill Drop Off Center will be opening in the next few weeks and they would like to put up a sign using their brand name and logo, which consists of a white sign board with blue lettering. Mr. Hunter stated that he would be against adding a sign with a white background because it wouldn't be consistent with the signage that is already in place. Mr. Hermann suggested talking with the owner of the shopping center. Mrs. Holcombe was also against using a sign with a white background. She asked if it were possible to reverse the lettering colors, such as white lettering on a dark background. Mr. Hunter suggested having the applicant bring the property owner to the next Architectural Review Board meeting for further discussion.

Findings of fact:

1. Goodwill has located in this shopping center, and would like to install a sign in the existing sign band that consists of a panel with a white background and blue and teal lettering.
2. The proposed sign is different than other signage in the center.

Mr. Coulter made a motion to table this application for further discussion. Mrs. Holcombe seconded the motion. All members voted aye and Mr. Hunter said that this application has been tabled.

- f. **Replace Windows – 802 Evening St. (Jenna Scholl) AR 54-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Ms. Jenna Scholl approached the microphone and stated that she lives at 802 Evening St, Worthington, Ohio 43085. Ms. Scholl said that she would like to take advantage of the tax credit being offered to home owners that replace their old windows with energy efficient windows. Ms. Scholl feels that the house would look better with inside plantation shutters. She anticipates replacing the rest of the windows within the next eighteen months. Mr. Hunter asked the audience if there was anyone present either for or against the application. Mr. Seth Cramer approached the microphone and stated that he lives at 806 Evening St., Worthington, Ohio 43085. Mr. Cramer said that he is Ms. Scholl's neighbor, and he thinks that Ms. Scholl is doing a great job at restoring the house. The ARB and the applicant discussed extending the approval to all of the windows in the house because the approval is could for 18 months.

Findings of fact:

1. The homeowner is planning to replace 11 windows in the home with energy saving vinyl windows now, and would like approval to replace the rest as soon as possible.
2. The new windows will not have grids; plantation shutters are planned for the inside.

Conclusion:

1. The new windows are appropriate for the house.

Mrs. Holcombe motioned:

THAT THE REQUEST BY JENNA SCHOLL FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE 11 WINDOWS AT 802 EVENING ST. AS PER CASE NO. AR 54-10, DRAWINGS NO. AR 54-10, DATED AUGUST 27, 2010, 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 role: Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- g. New Wall Sign – **874 Proprietors Rd.** (Rick Heiple/Worthington Family Physicians)
AR 56-10

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Rick Heiple and Dr. Glenn Williams approached the microphone. Mr. Heiple stated that he is with Columbus Sign Company, located at 1515 E. 5th Ave., Columbus, Ohio 43219, and Dr. Williams stated that his address is 874 Proprietors Rd., Worthington, Ohio 43085. Mr. Heiple stated that the letters will be the same style and design that has already been approved for the Worthington Station building. Dr. Williams stated that the other various buildings may want

to use the same design style. Mr. Hunter asked if there was anyone present either for or against this application and no one came forward.

Findings of fact:

1. The proposed wall sign is the same design as was approved and installed for Dr. Huelsman at Worthington Station.
2. The background will be a dark gray and the raised letters will be white.
3. The ARB will give approval for other Worthington Station building owners and tenants to install the same sign design, with different colored dark backgrounds to compliment the various buildings. All must have white lettering and trim, and be the same size and style.

Conclusion:

1. The proposed signage is appropriate.

Mr. Hermann motioned:

THAT THE REQUEST BY RICK HEIPLE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW WALL SIGN AT 874 PROPRIETORS RD. AND BECOMES STANDARD DESIGN FOR THE ENTIRE COMPLEX FOR THIS TYPE OF WHITE LETTERING AND DARK BACKGROUND, 2 SIGNS (EAST AND WEST), SAME SIZE AND STYLE. AS PER CASE NO. AR 56-10, DRAWINGS NO. AR 56-10, DATED AUGUST 30, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Rodgers seconded the motion. Mrs. Bitar called the role: Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- h. Wireless Telecommunications Facility – **300 W. Dublin-Granville Rd.**
(Clearwire/TWHS) **AR 55-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Representatives from Clearwire approached the microphone. Mr. Poling stated that Clearwire wants to place a wireless antenna at the top of an existing light pole at the Thomas Worthington High School football stadium. He said that the antenna and equipment will be in the same spot that was previously used by Cingular, but Cingular is no longer using it. They will also be using the storage shed below the bleachers, and there will be no visible equipment

outside of the storage shed. Mr. Hunter asked if there was anyone present that was either for or against this application and no one came forward.

Findings of fact:

1. Clearwire is proposing location of a wireless antenna on an existing pole at the Thomas Worthington High School football stadium, which also serves as a light pole.
2. The antenna and equipment are being located in a facility vacated by Cingular.

Conclusion:

1. With reuse of the pole and equipment shelter, no visible change should be recognized when installation is complete.

Mr. Coulter motioned:

THAT THE REQUEST BY CLEARWIRE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY AT 300 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 55-10, DRAWINGS NO. AR 55-10, DATED AUGUST 26, 2010, 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 role: Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

C. Municipal Planning Commission

1. Conditional Use Permit

- a. Wireless Telecommunications Facility in S-1 – **300 W. Dublin-Granville Rd.** (Clearwire) **CU 05-10**

Discussion:

Mrs. Bitar referred to the facts of the previous application, and the applicants (representatives from Clearwire) were still standing up at the microphone waiting to have their conditional permit application heard. There were no other speakers regarding this permit.

Findings of fact:

1. As stated in the previous application for Architectural Review, this application involves location of a Wireless Telecommunications Facility in the same place as was vacated by a previous provider.

Conclusion:

1. Reuse of a pole and equipment shelter is preferable when locating a wireless facility.

Mrs. Holcombe motioned:

THAT THE REQUEST BY CLEARWIRE FOR A CONDITIONAL USE PERMIT TO INSTALL AND OPERATE A WIRELESS TELECOMMUNICATIONS FACILITY AT 300 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. CU 05-10, DRAWINGS NO. CU 05-10, DATED AUGUST 26, 2010, 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 role: Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye. Mr. Hunter said it has been approved.

2. Subdivision without Plat

- a. Sale of Property Between Adjoining Lot Owners – 6620 **Worthington-Galena Rd & 6616 McBurney Place** (James & Darleen Goebel) **SWOP 02-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. James Goebel approached the microphone and stated that he and his wife live at 6616 McBurney Place, Worthington, Ohio 43085. Mr. Goebel and his wife want to purchase the property adjacent to the back of their property. Mr. Hunter asked if there was anyone present that would like to speak either for or against combining these parcels. Mr. Hal Langworthy stated that he is the Goebel's neighbor and would like to say something. Mrs. Bitar swore Mr. Langworthy in before he spoke. Mr. Langworthy said that he appreciates and approves of what the Goebel's are doing and said that they take very good care of their property.

Findings of fact:

1. This request comes from the homeowners at 6616 McBurney Pl., who would like to purchase the property adjacent to the back of their property. Combination with the McBurney Pl. property would be required.
2. The front of the property to be split is on Worthington-Galena Rd. and contains one single-family home. The resultant parcel is larger than Code requires in the R-10 Zoning District (10,400 sf required; 27,985 sf provided)

Conclusion:

1. This proposal meets all Code requirements and is of a size acceptable to be approved without a plat.

Mr. Coulter motioned:

THAT THE REQUEST BY JAMES & DARLEEN GOEBEL FOR APPROVAL OF A SUBDIVISION WITHOUT PLAT TO EXCHANGE PROPERTY BETWEEN ADJOINING LOT OWNERS AT 6620 WORTHINGTON-GALENA RD. AND 6616 MCBURNEY PLACE AS PER CASE NO. SWOP 02-10, DRAWINGS NO. SWOP 02-10, DATED AUGUST 23, 2010, 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 role: Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye. Mr. Hunter said it has been approved.

- b. Transfer of Property Between Adjoining Lots – **6367 Linworth Rd. & 6736 Lakeside Circle East** (Harvey Glick) **SWOP 03-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter recused himself from the matter due to the fact that the applicant is his neighbor. Mrs. Holcombe asked if the applicant was present. Mr. Harvey Glick approached the microphone and stated that he and his wife live at 6736 Lakeside Circle East., Worthington, Ohio 43085. Mr. Glick said that the original portion of the house was built sometime around 1860, and the addition was added on sometime around 1950. Mr. Glick said he purchased the property from a Sheriff sale to protect their view. Mrs. Holcombe asked if there was anyone present that would like to speak either for or against the property transfer. Mr. Richard Hunter said that he is delighted that Mr. Glick bought the property across the street because it will help save all the property values of the houses nearby. He's happy to know that Mr. Glick will keep the property from further deterioration. There were no other speakers.

Findings of fact:

1. The property owners live at the Lakeside Circle address, and purchased the Linworth Rd. property to protect the view.
2. Approval of this application would accomplish that task by splitting off the northern part of the Linworth Rd. property (contains a deep ravine) and combining it with the rear of the Lakeside Circle property.
3. The existing house on Linworth Rd. will be left on a parcel with access to the road, and of a size that is larger than the Code requires in the R-16 Zoning District (16,000 sf required; 30,013 sf provided).

Conclusion:

1. This proposal meets all Code requirements and is of a size acceptable to be approved without a plat.

Mr. Hermann motioned:

THAT THE REQUEST BY HARVEY GLICK FOR APPROVAL OF A SUBDIVISION WITHOUT PLAT TO TRANSFER PROPERTY BETWEEN ADJOINING LOTS AT 6367 LINWORTH RD. AND 6736 LAKESIDE CIRCLE EAST AS PER CASE NO. SWOP 03-10, DRAWINGS NO. SWOP 03-10, DATED AUGUST 27, 2010, 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. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mr. Hunter abstained. Mrs. Holcombe said it has been approved.

3. Subdivision

- a. Lot Split with Variances (Preliminary & Final Plats) – **35 Howard Ave.**
(Todd Walter) **SUB 01-10 (REMAIN TABLED)**

There was no other business to discuss. Mr. Coulter motioned to adjourn the meeting and Mr. Hermann seconded the motion. The meeting adjourned at 8:45 p.m.