

**MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
VIRTUAL MEETING
October 8, 2020**

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; David Foust; Richard Schuster; and Susan Hinz. Also present were Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator. Scott Myers, Worthington City Council Representative, was absent.

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance – Tom Reis
3. Approval of minutes of the September 24, 2020 meeting

Mr. Schuster moved to approve the minutes, and Mr. Hofmann seconded the motion. All Board members voted, “Aye,” and the minutes were approved.

B. Architecture Review Board

1. Siding Replacement & Shed – **51 E. South St.** (Sean Kocheran/Sweeney) **AR 67-2020**

Findings of Fact & Conclusions

Background & Request:

This Cape Cod style house was built in 1940 and is a contributing property in the Worthington Historic District. The house sits on a 122.5’ wide x 128’ deep lot that is made up of 2 ½ of the originally platted lots in the Park Highlands subdivision.

The applicant is proposing to replace the existing siding and the shed in the rear yard.

Project Details:

1. White vinyl lap siding is currently on the house. The applicant is proposing replacement with 7” LP Smartside painted a light gray with white trim. It is not clear if the black shutters would be replaced.
2. An existing shed with a gambrel roof is reportedly in poor condition and replacement is proposed. The new shed would be 8’ x 12’ and located 5’ from the west side property line and 13’ from the rear property line. A shallow gable roof is proposed for the structure which would be finished with Smartside vertical planks.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Wood siding is preferred and should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding. New siding should match the thickness and width of the old as closely as possible. Design and materials should be traditional, and compatible with the existing structure.

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 recommended approval of this application. The proposed siding would give the appearance of wood and have a similar profile to the existing vinyl siding. The proposed shed seems appropriate.

Discussion:

Mrs. Bitar swore in the applicant Mr. Sean Kocheran, on behalf of 51 E. South St., Worthington, Ohio. Mr. Kocheran said the homeowner had changed her mind and would like to paint the house in a Benjamin Moore color called Sea Pearl which is off white. He did not know what his client wanted to do with the shutters. Mrs. Bitar explained the Board could address the issue of the shutters within the motion. Board members did not have any questions or concerns. Mr. Coulter asked if there were any additional calls or emails and Mrs. Bitar said no.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY SEAN KOCHERAN ON BEHALF OF SARAH SWEENEY FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIDING AND ADD A SHED AT 51 E. SOUTH ST. AS PER CASE NUMBER AR 67-2020, DRAWINGS NUMBER AR 67-2020, DATED SEPTEMBER 24, 2020 BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED TO ALLOW FOR RETAINING OR REMOVING THE EXISTING SHUTTERS.

Mr. Reis seconded the motion. Mr. Brown called the roll. Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Schuster, aye; Ms. Hinz, aye; Mr. Reis, aye; Mr. Foust, aye; and Mr. Coulter, aye. The motion was approved.

2. New Rear Steps and Patio – 116 E Granville Rd. (Maxima Concrete, LLC/Miller) AR 68-2020

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

The Cottage style house on this property was constructed in 1920, and the house and freestanding garage are contributing buildings in the Worthington Historic District. The property is 61' wide x 123' deep, and is the second house west of Morning St.

The applicant is proposing replacement of the steps at the back porch.

Project Details:

1. The existing steps to the back porch are on the west side, leading to a paver walkway on the side of the house. The concrete steps are deteriorated and in need of removal. The rail around the porch would be filled in to match the rest of the porch.
2. New concrete steps are proposed to extend from the north side of the porch. The existing handrail from the steps would be reused or matched in style.
3. Replacement of the front porch and steps is proposed that would be considered maintenance, as the structure will look the same. Also, replacement of the walkway from the front steps to the public sidewalk and around the house along the west side is proposed.
4. New at grade concrete patios would be installed around and extending from the back porch and adjacent to the garage.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

From about 1915 on, porches generally were simplified and more integrated into the design of the house. Simple square or tapered spindles were common for railings.

Recommendation:

Staff recommended approval of this application. The proposed step location and style were appropriate.

Discussion:

Board members had no questions or concerns. Mr. Coulter asked if there were any additional comments from callers or emails and Mrs. Bitar said no. The applicant did not attend the meeting. Mrs. Bitar asked the Board members to move forward with the vote, she did not know why the applicant was unable to join the virtual meeting.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY MAXIMA CONCRETE, LLC ON BEHALF OF SHAUN MILLER FOR A CERTIFICATE OF APPROPRIATENESS TO MOVE THE STEPS AT THE REAR OF THE HOUSE AT 116 E. GRANVILLE RD., AS PER CASE NO. AR 68-2020, DRAWINGS NO. AR 68-2020, DATED SEPTEMBER 24, 2020, 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. Hofmann, aye; Mr. Foust, aye; Mr. Schuster, aye; Ms. Hinz, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye.

The motion was approved.

C. Municipal Planning Commission – Unfinished Business

Mr. Foust moved to take the following item off the table, and Mr. Reis seconded the motion. All Board members voted, “Aye.”

1. Conditional Use Permit

- a. Recreational Facility in I-1 – **640 Lakeview Plaza Blvd.** (Columbus Fit Life LLC/Rhythm’s Musique Choreography LLC) **CU 05-2020**

Findings of Fact & Conclusions

Background & Request:

This building was constructed in the late 1980’s and houses a variety of tenants. A business called RMF has been operating in Suite A offering group fitness classes. The City became aware of the use when a complaint was filed claiming classes were being held outside with loud music that was disturbing other tenants in the late afternoon and early evenings. The business was previously located in the 670 building on the same property and the owner did not realize a new Conditional Use Permit was necessary with the move.

At its September 10th meeting, the MPC asked the applicants and the complainant to meet and agree to terms. An agreement has been reached and is included with the application and outlines below.

Project Details:

1. The business is a fitness studio which offers group fitness classes and personal training.
2. Hours of operation would typically be 9:00 am to 9:00 pm daily.
3. Parking is available in the lot adjacent to the building.
4. The suite consists mainly of open floor space, with an overhead door at the rear that is sometimes open during classes. More recently, with the need to keep distance between customers, classes have moved outside of the back door into the parking lot at times.

The new agreement:

- 1. No outdoor classes to be held and the rear overhead door is to be closed between October 15th and April 1st.**
- 2. When outdoor classes are held in the parking area to the rear, precautions will be taken to block off the area with traffic cones and barrels to warn any vehicular traffic that may pass by.**
- 3. Loudspeakers and other sound projection equipment will not be pointed toward the parking lot and the music being played will be maintained at a moderate level so as to not disturb the business activities of the other tenants of the Lakeview Plaza complex.**

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 Code 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
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

Recommendation:

Staff recommended approval of this application contingent upon the agreement with the neighboring businesses being upheld.

Discussion:

Mr. Foust said his only concern before was if they were going to do any type of use change, that it would not have an impact on the neighboring businesses, and it was his understanding that was taken care of. Mrs. Bitar swore in the applicant, Ms. Ashley Quick, on behalf of 640 Lakeview Plaza Blvd., Worthington, Ohio. Ms. Quick said they settled the disagreement with the neighboring business. Mr. Coulter asked Mr. Brown if there were any callers or emails regarding this application and Mr. Brown said no.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY COLUMBUS FIT LIFE, LLC/RHYTHM’S MUSIQUE CHOREOGRAPHY LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 640 LAKEVIEW PLAZA BLVD., SUITE A, AS PER CASE NO. CU 05-2020, DRAWINGS NO. CU 05-2020, DATED SEPTEMBER 28, 2020, 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.

D. Other

Mr. Brown asked that one additional item be discussed tonight before we adjourn. There was some confusion related to AR 64-2020 being on the agenda tonight.

Mr. Reis moved to take item AR 64-2020 off the table, and Mr. Schuster seconded the motion. All Board members voted, "Aye."

Mr. Brown said there was some confusion as to whether AR 64-2020 would be on the Agenda, located at 6733 N. High St., Worthington, Ohio, The Goddard School. He said at the previous meeting they discussed three things, the trees along the western property line, expansion of the footprint of the playground, and a vinyl fence the applicant wanted along the rear of the property. The applicant requested to table the meeting to have time to talk with the neighboring property owners. Mr. Brown said he personally spoke with two of the property owners to discuss possible modifications to the landscape and screening, and the plastic fence. The applicant would like to expand the playground to 15' from the western property line, and photographs of the giant arborvitae the applicant would like to plant were shown at a height of 6' to 8'.

The applicants, Ms. Samantha Elliott, and Mr. Sam Baker were sworn in. Mr. Baker said they were looking for trees that were taller than the ones shown in the photograph. Ms. Elliott said they have been working diligently to come up with a solution for the screening. She said they were repeatedly told that the current trees were unhealthy and there was a safety concern. They believed the giant arborvitae would be the best solution. Mr. Foust asked Ms. Elliott is both the adjacent neighbors were happy with this plan and Ms. Elliott said yes.

Mr. Brown swore in Mr. Kemp, one of the adjacent neighbors. Mr. Kemp said he agreed with what Mr. Baker said. He and Mr. Baker walked the back area together and although he did not want the trees removed, he felt the replacement trees were acceptable. Mr. Kemp said he also appreciated everything that Ms. Elliott had done to help and is looking forward to being her neighbor. Mr. Hofmann said he appreciated Mr. Baker reaching out to the neighbors and for the compromises that were made. Mr. Hofmann said he was hoping for a better variety of vegetation, but he was okay with the staggering of the arborvitae. Mr. Coulter said he agreed with Mr. Hofmann but he wanted to know why they wanted to use a plastic material for the fence instead of the type of fence that was already on the property. Mr. Baker said they originally planned for a metal picket style of fence but they did not want the children to be able to reach through the fence, nor did they want the children to get splinters from the wood. Ms. Elliott said the corporate franchise of The Goddard School looks at the safety of the children first. When they look at fences, privacy is the first concern. Only the rear portion of the fence will be replaced. Mr. Coulter said he was fine with everything else, just not the vinyl fence. Ms. Hinz said she felt if the metal picket fence was okay for 2/3rd of the property then picket style should be okay for the back of the property. Mr. Coulter asked if there was any additional callers or emails and Mr. Brown said no.

Mr. Hofmann moved:

THAT THE REQUEST SUBMITTED BY SAMATHA ELLIOTT FOR A CERTIFICATE OF APPROPRIATENESS FOR MODIFICATIONS OF PREVIOUSLY APPROVED

PLANS FOR EXPANSION OF THE PLAYGROUND, FENCE INSTALLATION, AND TREE REPLACEMENT PLAN AT 6733 NORTH HIGH STREET CASE NUMBER AR 64-2020, DRAWINGS FOR AR 64-2020, DATED SEPTEMBER 11TH, 2020, BASED ON THE FINDING FACTS AND CONCLUSION AND AMENDED THAT THE VEGETATION AND TREE PLAN THAT WERE PRESENTED AT THE MEETING TONIGHT BE APPROVED PER DISCUSSION AND THAT THE FENCE BE APPROVED WITH THE SAME MATERIAL AS THE EXISTING FENCE, AS PREVIOUSLY PRESENTED (THE METAL PICKET THAT WENT AROUND THE SITE).

Ms. Hinz seconded the motion. Mr. Brown called the roll. Mr. Foust, aye; Mr. Schuster, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Ms. Hinz, aye; Mr. Hofmann, aye; and Mr. Coulter, aye. The motion was approved.

Mr. Brown explained the UMCH development discussion would tentatively occur at the ARB-MPC hearing scheduled for November 12, 2020, and the mall redevelopment would be heard at the October 22 and November 12, 2020 hearings.

E. Adjournment

Mr. Reis moved to adjourn the meeting, and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:57 p.m.