



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
June 10, 2021

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; Kathy Holcombe, Secretary; Edwin Hofmann (Arrived 7:01 p.m.); David Foust; and Susan Hinz. Also present were: Council Representative Scott Myers; Lee Brown, Director of Planning & Building; and Lynda Bitar, Development Coordinator. Worthington City Commission member Thomas Reis, Vice Chair; and Board member Richard Schuster were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the May 27, 2021 meeting.

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

B. Architectural Review Board – Consent Agenda – New

1. Addition – **144 E. Granville Rd.** (Hoffmans Architecture/Chapman) **ARB 61-2021**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This two-story house was constructed in 1940 and a rear addition was added at some point. The property is 80’ wide and 180’ deep or 0.33 acres in area. The owners would like to remove the existing rear addition and construct a new addition that connects to the existing garage.

Project Details:

1. Layout:
The 1940 square foot addition would allow for a larger kitchen, new foyer and an arts and craft studio/living room on the first floor and a master suite, and laundry on the second floor. The footprint would not extend into any required yards for the R-10 Zoning district.

The rear of the addition would line up with the rear of the garage and a 12' wide connector is proposed between the old garage and new addition. In an area before the rear room a foyer is proposed that would be two stories on the west side and lead to a 12' wide x 8' deep patio that is at grade on the east side. A balcony is proposed on the east side at rear of the second story.

2. Style/Materials:

The new gabled roof would be higher than the old addition but still lower than the original house at the front. The design of the roof includes gables that match the front of the house and is proposed with asphalt shingles to match the existing. Aluminum clad wood windows and doors are proposed in the same size and one over one style as the front of the house with the exception of a bay window on the side and the windows in the rear. Smooth fiber cement lap siding in white is proposed for the addition. The siding is not proposed to change on the original house and garage. For the garage, new gutters and downspouts are proposed and the existing metal roof would remain.

Land Use Plans:

Worthington Design Guidelines

- 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 traditional, and compatible with the existing structure.
- New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.
- Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.
- Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.
- Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of windowpanes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.
- Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods.

Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.

- **Color:** In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually, one body color and one trim color are sufficient.
- **Landscaping:** Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

Recommendations:

Staff recommended approval of the proposed addition. The plan followed the recommendations in the Design Guidelines.

Discussion:

Mrs. Bitar swore in the applicants, Mr. John and Mrs. Allison Chapman, 144 E. Granville Rd., Worthington, Ohio, and their Architect, Mr. Aaron Hoffmans. Mr. Chapman said they have lived in the house for approximately thirteen years and prior to purchasing the house, the house had been an upstairs/downstairs duplex and the conversion back to a single-family home the addition part which was viewed during Mrs. Bitar's presentation had been repurposed into a large kitchen downstairs and that is the entryway for the entire house. They have been thinking about changing the flow of the back of the house for a long time and this seemed like a great way to extend the capabilities of the house and then also adding a master bedroom on the second floor which will add value to the home. Mr. Hoffmans said the original old addition is where the kitchen and only bathroom is upstairs. He said the second floor is very tight. The Chapman's thought they could live there during the construction of renovation. Once they decided to remove the addition the design made more sense where they could pick up the original eave lines, address the existing roof of 8/12 pitch and just take that detailing and expand it through the addition. He said they took the footprint of the original addition and sort of extrude it. They want to utilize the original foundation, and the existing basement. The back part of the house, where the house connects to the garage, it

was the idea of bringing down the scale of the addition to meet the garage. Mr. Hoffmans said he tried to be sensitive to the historic pieces, which is why they were not messing with the roof. The house will have gutters for obvious reasons to get water away from the structure. Board members did not have any questions or concerns. Mr. Coulter asked if there were any emails or callers regarding this application and Mrs. Bitar said no, but she had a few additional questions. She asked where the location of the additional air conditioning unit would be and if there would be any additional light fixtures. Mr. Hoffmans said they had not discussed the air conditioning unit yet, but the location would be likely in the original location of the existing unit. Mrs. Bitar said the current location is the east side of the house. Mr. Coulter asked if there were any issues there with the distance from the neighboring property and Mrs. Bitar said no. Mrs. Bitar stated that the condensing units would need to be screened, however the hedge out along E. Granville Rd. would screen it from view of the roadway, however the eastern side would need to be screened from the neighbor. Mrs. Bitar asked if there would be any new lighting and Mr. Hoffmans said they had not discussed lighting yet, but they would likely use downlighting in the soffits, or in the ceiling space for the entryway. On the east side, where the front door is, they would use a direct downlight. He said he could provide those pictures at a later date. There would be no exposed bulbs. Mr. Coulter said if the light is recessed, the Board would not need to see that, but if it's a wall mounted fixture, then have that reviewed by City Staff. Mr. Brown said the air conditioning unit would need to be screened.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY HOFFMANS ARCHITECTURE LLC ON BEHALF OF ALLISON AND JOHN CHAPMAN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 144 E. GRANVILLE RD. AS PER CASE NO. ARB 61-2021, DRAWINGS NO. ARB 61-2021, DATED MAY 26, 2021, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

2. Remodel & Addition – Amendment – **791 Morning St.** (Jamee Parish Architects/Lauducci) **ARB 62-2021** (Amending AR 84-2020)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This property has a 1960 split level house that is a contributing building in the Worthington Historic District, and a flat roofed detached garage behind. The property is 67.1' wide, 252.25' deep, and adjacent to Hartford Park to the north. The applicant was approved to construct a rear

addition, and to remodel the remainder of the house in November 2020. **This application represents some modifications to the previous plans.**

Project Details:

1. Addition: **The sizes of the addition and deck were slightly reduced.**

The ~~534.8~~ **525.5** square foot addition is proposed at the rear of the house in place of an existing enclosed porch attached to the southern half of the house. The first 9'8" would consist of a mudroom that lines up with the existing house, and then there would be a shift to the north creating a sunroom for the next ~~27.4~~ **27'**. A deck/raised porch would extend another ~~8~~ **7'** to the rear and wrap around the addition on the south side. A patio would be to the north. ~~A horizontal style fence to screen trash cans with a planting box on top is proposed on the south side. The material needs to be identified.~~

A 3:12 pitch sloped roof is proposed above the rear room and a flat roof would be on the mud room. ~~Patio doors flanked by full height windows would be to the rear with matching elevelstory windows above. A smaller sliding door with adjacent windows and less transoms windows are now proposed for the rear.~~ Casement windows are shown on the sides and skylights would be on the roof of the mudroom connector.

2. Renovation and Materials: **The whole house is now proposed to be stucco painted "Sage Green Light" and the windows are proposed as white.**

Replacement of the windows in the house with casement windows is proposed. All windows would be ~~brown~~ **white** with a wide white trim around the outside. The trim work would be fiber cement.

The stucco house is proposed to be painted Sage Green – the soffits, fascia and gutters would be white.

Asphalt shingles are proposed for the addition, and would match the existing house.

Light fixtures are shown at all entry doors.

Land Use Plans:

Worthington Design Guidelines

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 traditional, and compatible with the existing structure.

- New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.
- Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.

- **Materials:** Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.
- **Windows:** For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.
- **Ornamentation:** Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.
- **Color:** In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.
- **Landscaping:** Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

Recommendations:

In addition to the previous recommendations and ARB approval, the simplification of the color palette and materials seems to be an appropriate change.

Although this house contributes to the Worthington Historic District, the design of mid-century modern split levels is not as desirable as many of the houses in the District. The request to alter the character is common for this type of house. The basic form of the original house would not change, but the change to the windows, trim and color would give a different look to the house. Sage Green is not the most common color used in the District. The addition appears to be appropriate for this era of house – and differing from the existing house can be appropriate based on historic structure guidelines.

Discussion:

Mrs. Bitar swore in the applicant, Mr. Tom Lauducci, 791 Morning St., Worthington, Ohio. Mr. Lauducci said the one point of clarification he would like to raise was the windows where they showed the split casement and small fixed sidelight. He said they were doing their best to meet the egress requirements with awkwardly sized openings. Mr. Lauducci said he spoke with the Building Department earlier in the day and learned since they were not modifying that part of the house at all, except for the whole house window replacement, they do not necessarily have to meet the egress requirements so the options they were currently considering were either keeping the existing windows or adding the largest operable casement window they can fit into the existing opening which would require the extra fixed sidelight because there is not a casement that fits the window exactly. There were no changes to the intent of the design from the last proposal, they have only refined some of the details while working with their architect. Mr. Coulter said he was comfortable with the proposal. Mrs. Holcombe said she agreed, she really liked the front door and the windows. Mr. Foust said the features of the addition looked consistent with the style of the original house. Mr. Coulter asked if there were any emails or callers wanting to speak regarding this application and Mrs. Bitar said no.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY JAMEE PARISH ARCHITECTS ON BEHALF OF TOM AND TRICIA LAUDUCCI TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 84-2020 WITH CHANGES TO THE ADDITION AND RENOVATIONS AT 791 MORNING ST. AS PER CASE NO. ARB 61-2021, DRAWINGS NO. ARB 61-2021, DATED MAY 26, 2021, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

C. Municipal Planning Commission – Regular Agenda - New

1. Rezoning – I-2 District to 1-1 District – **6580 Huntley Rd.** (Adam Moore/SuperGames)
REZ 02-2020

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Direct Instructional Support Systems Inc. (SuperGames) moved from 535 Lakeview Plaza in September 2019 to their new location at 6580 Huntley Road and are now requesting to rezone their property as a means to produce additional revenue by operating a satellite recreational opportunity (indoor pickleball court).

The site is 2.58 +/- acres of land located on the east side of Huntley Road (PID # 100-006136) has been proposed to be rezoned from the I-2 District to the I-1 District.

Site History:

- December 5, 2019 – Board of Zoning Appeals approved a variance for an oversized sign on the site.
- May 7, 2020 – Board of Zoning Appeals approved a variance for fencing in the front yard setback.
- June 1, 2020 – City Council referred a rezoning application to Municipal Planning Commission for review.
 - The applicant then decided to go the Board of Zoning Appeals for a 6-month Temporary Use Permit.
- October 1, 2020 – Board of Zoning Appeals approved a Temporary Use Permit to operate an indoor pickleball court to the public for 6-months.
 - The Board of Zoning Appeals has the ability to issue another Temporary Use permit, however the Board is limited to approving two Temporary Use Permits.
- March 25, 2021 – Staff issued a Temporary Use Permit to operate an indoor pickleball court to the public for 90-days.

Worthington Planning & Zoning Code:

Industrial Districts:

I-1 Restricted Light Industrial: Areas for service industries, offices, light manufacturing, processing or assembly which, because of their small scale and/or lack of objectionable characteristics, can exist in relative proximity to commercial or residential uses.

I-2 General Industrial. Areas for manufacturing, service industries, processing or assembly that emit no objectionable or hazardous elements in the form of odors, radiation, noise, vibration, dust, fumes, vapors or waste.

I-2 District – General Industrial – Current Zoning

Areas for manufacturing, service industries, processing or assembly that emit no objectionable or hazardous elements in the form of odors, radiation, noise, vibration, dust, fumes, vapors or waste.

(1) Permitted Uses:

- Printing and publishing

- Manufacturing and assembly
- Food processing
- Laboratories and clinical testing
- Wholesale business
- Essential services
- Accessory uses
- Plant production
- Warehousing
- Entertainment facilities (commercial)
- Restaurants
- Sexually Oriented Business

(2) Conditional Uses – Requires Municipal Planning Commission Approval:

- Ancillary retail/service
- Equipment sales/storage
- Automotive services
- Automotive services - major
- Transport and trucking terminals
- Manufacturing or processing of: paint, fertilizer, chemicals, brick and clay products
- Sale and storage of building materials
- Offices
- Public Service facilities
- Heliports
- Restaurants
- Nursery schools, preschools and day care centers
- Laboratories, research and development, and clinical testing facilities
- Vocational instruction
- Breweries, distilleries and wineries
- Dog and cat day care center – *Effective June 21, 2021*

(3) Development Standards:

Zoning		Minimum Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback	Max Height of Building Stories	Max Height
I-2 District		200-feet	2-acre	40-feet	30-feet	20-feet	3-stories	45-feet

I-1 District – Restricted Light Industrial – Proposed Zoning

Areas for manufacturing, service industries, processing or assembly that emit no objectionable or hazardous elements in the form of odors, radiation, noise, vibration, dust, fumes, vapors or waste.

(1) Permitted Uses:

- Light manufacturing and assembly
- Automotive services

- Animal hospitals
- Plant production
- Equipment sales/storage
- Offices
- Essential services
- Accessory uses
- Warehousing
- Veterinary Care Center
- Sexually Oriented Business

(2) Conditional Uses – Requires Municipal Planning Commission Approval:

- Ancillary retail/service
- Restaurants
- Printing and publishing
- Wholesale business
- Heliports
- Public service facilities
- Agriculture
- Recreational facilities
- Laboratories, research and development, and clinical testing facilities
- Vocational instruction
- Unit storage facility
- Resident manager's residence
- Automotive services - major
- Sale and storage of building materials
- Dog and cat day care center
- Breweries, distilleries, and wineries

(3) Development Standards:

Zoning	Minimum Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback	Max Height of Building Stories	Max Height
I-1 District	200-feet	1-acre	50-feet	30-feet	20-feet	3-stories	45-feet

Development Plan:

Properties located in the I-1 District that are a minimum of 2-acres or more are subject to additional requirements and guidelines found in Section 1175.02 of the Planning & Zoning Code. A Development Plan is required for properties in the I-1 District. A Development Plan will need to be approved by the Municipal Planning Commission and ultimately City Council.

Land Use Plans:

The 2005 Comprehensive Plan Update recommends Restricted Light Industrial (I-1 District) for

Huntley Road north of Schrock Road and General Industrial (I-2 District) for the area south of Schrock Road down to Dublin-Granville Road (SR-161).

Worthington's industrial corridor is significant to the City because these uses contribute to the tax base and provide employment opportunities for its residents. It is an appropriate site for industry, providing an edge for the brewery to the east in Columbus and straddling the railroad tracks. Truck traffic uses Schrock, Huntley, and Busch Boulevard to access SR-161 to Interstate 71.

Based on the competitive regional environment in the industrial market and the lack of large undeveloped parcels, the focus in Worthington should be on maintenance, marketing, and reuse of existing structures. The real estate economics make razing and redeveloping sites difficult without a larger, coordinated effort to assemble land. The Economic Development Plan indicated that Worthington is still able to attract small to medium-sized manufacturers and distributors, but has difficulty retaining them as they grow and expand. These users should continue to be the target market, with structures renovated where possible to flexible space, easily converted for the changing needs of the tenant or new lessee.

The corridor consists of a number of buildings of various sizes and arrangements, as well as a few vacant lots. Because of the general age of the corridor and larger size of competing areas, Worthington's industrial corridor is attractive to small and medium-sized manufacturers and distributors as well as business startups. The corridor still has the advantages of access to the rail line, proximity to the freeway system, close labor pool, and a location within the Outerbelt.

It is critical that the City protect this area as an employment center. The City should strive to make this area attractive to investment and redevelopment.

Staff Analysis:

1. The site is surrounded by I-2 (General Industrial) zoning, thus the proposed I-1 (Restricted Light Industrial) zoning is not be recommended by City staff as it creates spot zoning and is not in compliance with the 2005 Comprehensive Plan Update.
2. The "classic" definition of spot zoning is "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.
3. Recreational uses found in the I-1 District provide little income tax generation to the City and begins to dilute the space available for industrial type uses.
4. The surrounding properties have permitted and conditionally permitted uses that are much more intense uses related to manufacturing, processing and assembly type uses found in the industrial corridor.
5. Surrounding businesses:
 - a. Mettler-Toledo Masstron
 - b. Mark Wahlberg Body/Paint Shop
 - c. Northpointe Distribution Center
 - d. PCM Logistics
 - e. The Electric Connection

- f. Orkin
 - g. Worthington Commerce Center
 - h. Hyperion Materials & Technology
 - i. Quikrete
6. Land-use and land planning regulations don't just control existing buildings and uses – it guides future development.
 7. Zoning began as an attempt to control land use in order to protect the health, lives, safety, morals, properties, and welfare of the population.
 8. Zoning determines the allowable uses to which properties may be used. The uses to which properties may be used, in turn, influence what environmental and human health impacts may result from the activities allowed to take place on the property.
 9. Types of uses are separated by zoning district as a means of protecting incompatible uses that may have public health matters associated with the type of use occurring on the site.

Municipal Planning Commission Discussion:

The Municipal Planning Commission will need to make a recommendation to City Council on an application concerning the rezoning of the property from the I-2 District to the I-1 District. If approved by City Council, the rezoning is subject to a 60-day referendum period. After the referendum period, SuperGames will then need to submit an application for a Conditional Use to operate a recreational facility that will need to be approved by Municipal Planning Commission if the property is officially rezoned. The property will then be subject to Development Plan with additional development standards, so any exterior improvements may require Municipal Planning Commission and City Council approval.

In rendering a decision or recommendation, the Municipal Planning Commission shall articulate its basis therefor, in writing, by reference to the relationship that decision or recommendation has to the overall comprehensive planning goals of the City, which may be found in the Master Plan, the zoning map, a course of zoning or subdivision practices by the City, or any other acknowledged comprehensive strategy or goals previously established at the time of the decision or recommendation.

Recommendation:

Staff recommended *denial* of this application as it was not in compliance with the Worthington Comprehensive Plan and best planning practices as it pertains to separating certain land uses and discouraging spot zoning in the General Industrial (I-2 District) portion of the Huntley Road corridor.

Discussion:

Mr. Brown swore in the applicant, Mr. Steve Butcher, 3344 Harbor Bay Dr., Columbus, Ohio. Mr. Foust said he was looking through the list of uses because city staff pointed out that this would be a significant change in the zoning. He said it has been his experience in the past that spot zoning usually tends to lead to some bigger questions down the road. Mr. Foust said when he took a look at permitted and the conditional uses, in both the I-1 and I-2 district, which include a lot of people-oriented businesses, restaurants, wineries, and pet care facilities. He asked if this could be a conditional use in the I-2 District as opposed to changing the zoning. Mr. Brown said that was one option they did explore; however, the city receives at least two calls per week from people who

would like to change out a lot of the warehouses into a recreational type of use, and that does not bring the city any tax base and starts to eat away/erode at the warehousing Worthington currently has. Mr. Brown said in this situation they would rather see spot zoning then open up the entire zoning category of the I-2 District to allow a recreational type of use in the District. Mr. Foust asked, if the zoning was changed, is there a potential to expand this kind of use within the building and if that would affect anything. Mr. Brown said if City Council were to rezone the property they would then come back to the Board for Conditional Use. Mr. Myers said he was less concerned with spot zoning than creating another Conditional Use. He said he did not want to go on record at this point, because he could not represent all of the Council members views, but the debate they have had in the past, and a couple of Board members may have participated in the discussion, was the small specialty manufacturing operation that makes stainless steel fittings primarily for the ice cream dispensing industry, called RLZ. He said the debate at that point, parcels were being split up, and creating smaller units. Mr. Myers said, "Do we want to keep this currently zoned in case we have a large single use tenant and keep this as a true industrial corridor. That was the debate they had before and probably does not pertain as much to this particular site and does not pertain to the use of pickleball. When this gets to Council, at least the first time, it was a much bigger debate on a much bigger issue than just this single use" Mr. Myers said he wanted to reiterate what Mr. Brown had to say, regardless of which way you go, if you would give a full and complete record of what you are thinking, it would make his job easier to know what they are thinking and support their decisions. Once this gets to City Council and they have this debate, and they feel this is appropriate. He said he understood, for Super Games, this is a desirable tenant.

Mr. Hofmann asked if the thinking was bigger zoning or the single use tenant, waiting for some big business to come in, if that was still a valid thought, or if that was becoming more obsolete as the city becomes more modernized. Mr. Myers said he wondered if that was ever a valid argument because if you look at the way the Huntley Road corridor has developed it is more small tenants, single use, and there is a thinking that if they should preserve zoning in case Amazon decides they want to build a distribution center there. He said it was more of a philosophical debate more than anything. Mrs. Holcombe said it sounded like they would rather have this rezoned than to do a Conditional Use. Mr. Myers said he would rather have a rezoning than to create another carve out where you create so many carve outs that the zoning just does not matter anymore. Mr. Myers said he was not a big fan of Conditional Use to begin with, but the nice thing is it would still give Council control over the use, because they have to grant the condition. Mr. Coulter asked Mrs. Bitar if there were any emails or callers that wanted to speak regarding this application. Mr. Hofmann asked if the zoning was for the entire property and Mr. Brown said yes. Mr. Coulter asked Mr. Brown if they approved this change in the zoning could they restrict it to this tenant only and once that tenant left it would revert back and Mr. Brown said no.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY ADAM MOORE ON BEHALF OF SUPERGAMES FOR APPROVAL TO REZONE 6580 HUNTLEY RD. FROM THE I-2 DISTRICT TO THE I-1 DISTRICT, AS PER CASE NO. REZ 02-2020, DRAWINGS NO. REZ 02-2020, DATED MAY 15, 2020, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS

AND FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mrs. Holcombe said she was really conflicted on this because what is going on at the facility is great for the city but ultimately she would have to go with the recommendation of the city and vote, nay, because it is against the Comprehensive Master Plan and looking at what could possibly go in down the road is probably the biggest issue. Mr. Hofmann said nothing personal against Super Games, but he voted nay for rezoning. He felt they should stick with the Guidelines of the Comprehensive Plan and with the long-term bigger ideas. Mr. Foust said he was voting nay, although he approved of what Super Games was doing with the site, he is not in favor of spot zoning and felt spot zoning could create some unknown problems in the future. Mr. Coulter said he was voting nay for the same reasons. He would have liked to have voted, yea, but he is not an advocate of split zoning, and maybe the applicant can work something out with City Council if they choose to appeal the decision. The motion was denied.

D. Other

Mr. Brown said the in-person live meetings would begin on July 1, 2021, at the Board of Zoning Appeals hearing being the first in person meeting since the pandemic.

E. Adjournment

Mr. Hofmann moved to adjourn the meeting and Mr. Foust seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 8:13 p.m.