



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
July 8, 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; David Foust; Richard Schuster; and Susan Hinz. Also present were: Lee Brown, Director of Planning & Building; and Kenny Ganter, Planning & Building Assistant. Worthington City Council Representative Scott Myers and Commission member Thomas Reis, Vice Chair, were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the June 24, 2021 meeting.

Mr. Hofmann 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

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda.

1. Wall Sign – **693 ½ High St.** (Cloverleaf Counseling/Kelly Rhone) **ARB 68-2021**
2. Fence – **38 W. Stafford Ave.** (Hallie Ferris – Expert Fence/Dottie Talarico) **ARB 70-2021**
3. Wall Signs – **7166 N. High St.** (DaNite Sign Co./FedEx) **ARB 72-2021**
4. Wall & Freestanding Sign, and Outdoor Patio Furniture – **530 High St.** (Luis Munoz/Chapala Mexican Restaurant) **ARB 73-2021**

5. Hot Tub/Swim Spa – **31 E. New England Ave.** (Jamie & Lindsay Cleverley) **ARB 74-2021**

Mr. Hofmann moved to approve the Consent Agenda and Mr. Foust seconded the motion. All Board members voted, “Aye,” and the Consent Agenda was approved.

C. Municipal Planning Commission – Consent Agenda

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda.

1. Hot Tub/Swim Spa – **31 E. New England Ave.** (Jamie & Lindsay Cleverley) **PUD 02-2021**

Mr. Foust moved to approve the Consent Agenda, and Mrs. Holcombe seconded the motion. All Board members voted, “Aye,” and the Consent Agenda was approved.

D. Architectural Review Board – Regular Agenda

1. Solar Panels – **695 Hartford St.** (Ecohouse Solar/Jeffrey McClellan) **ARB 69-2021**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house was constructed in 1957 and is not a contributing property in the Worthington Historic District. The owners would like to install solar panels on the rear of the roof.

Project Details:

1. Fourteen panels are proposed on the shed roof of a rear dormer; eighteen would be on the remainder of the rear roof.
2. Black panels, frames and rails are proposed. The roof on the house is brown.
3. An electric meter and disconnect would be on the north side of the house.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Place solar panels in a location that minimizes the visual impact as seen from the right-of-way and surrounding properties. Generally, panels should be located on roofs in the following manner: the rear 50% of the roof of the main building; the rear inside quadrant of the roof of a main building on a corner lot; or on accessory structures in the rear yard. On sloped roofs, place panels flush along the roof unless visibility is decreased with other placement. With flat roofs, keep panels at least 5’ from the edge of the roof, or place at the edge if a building parapet exists that will screen the panels.

Solar panels proposed for another location on a building or site visible from the principal right-of-way are to be strongly discouraged and may be acceptable only if their placement does not have an adverse effect on the architecture of the building, or the character of the site or Architectural Review District. Preservation of the architectural character of the structure and of the Architectural Review District shall be the Board's primary consideration and the efficiency of the installation shall only be considered once other considerations of the Guidelines have been satisfied. The equipment to support solar panels should be screened from view.

Staff Comments:

The proposed solar panels meet the guidelines in that location of the panels would be on the back of the roof with extremely limited visibility from the right-of-way. There would be some view of the panels from the adjacent St. John's Episcopal church property and parking lots. Typically, the panel color would match the roof color in this type of installation.

Discussion:

Mr. Brown swore in the applicant, Mr. Jeff McClellan, 695 Hartford St., Worthington, Ohio, and Mr. Mike Hopper, representing Ecohouse Solar, 1809 O'Brien Rd., Columbus, Ohio. Mr. Coulter asked if the clips that hold down the panels would be the same color as the panels and Mr. Hopper said yes, the clips would be black, and all the panels would be identical. Mr. Foust stated that he has raised a lot of questions in the past concerning solar pane installations and locations, however this appears to be fit very closely with what we expect to see with location and the diagram shows A, B and C, is that the type of panel or the way they are wired? The response was that it is identifying the way they are to be wired, the panels will all be the same. Board members did not have any other questions. Mr. Coulter asked if there were any emails or calls concerning this application and Mr. Ganter said no.

Motion:

Mr. Schuster moved:

THAT THE REQUEST GREG PACE ON BEHALF OF JEFFREY MCCLELLAN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SOLAR PANELS AT 695 HARTFORD ST. AS PER CASE NO. ARB 69-2021, DRAWINGS NO. ARB 69-2021, DATED JUNE 18, 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. Mrs. Holcombe, aye; Mr. Foust, aye; Mrs. Hinz, aye; Mr. Schuster, aye; Mr. Hofmann, aye; and Mr. Coulter, aye. The motion was approved.

2. Wall Sign – **890 High St.** (Signcom Inc./Papillon Day Spa) **ARB 71-2021**

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E. Municipal Planning Commission – Regular Agenda

1. Amendment to Development Plan

a. Wall Sign - **890 High St.** (Signcom Inc./Papillon Day Spa) **ADP 06-2021**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This two-story brick building was constructed in 2018. Porch Growler, Clarkson Eyecare and Papillon Day Spa are on the first floor, and COPC Worthington Pediatrics and Edward Jones are on the second floor. There are entrances on the rear for Porch Growler, Papillon and for the second-floor spaces. Papillon Day Spa would like to add a sign near its rear door in the center of the building.

Project Details:

1. The two second floor tenants and Porch Growler were approved to have signs near the parking lot entrances.
2. Papillon Day Spa would like to add a 28” diameter sign to the left of the rear door in the herringbone inset. The sign would be fashioned to match the Porch Growler sign on the rear of the building, being constructed with raised letters and a border on an HDU panel, with a vinyl graphic in the middle. The background is proposed as dark blue, and the lettering would be white.
3. A variance is needed to have more than one wall mounted sign per business.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

The Architectural District Ordinance calls for design and materials to be compatible.

Development Plan Amendment Ordinance

When an applicant wishes to make modifications following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council.

Recommendation:

Staff recommended approval of these applications. Two wall mounted signs were appropriate for these tenants, and the style proposed appropriately matched the existing sign.

Discussion:

Mr. Brown swore in the applicant, Mr. Trenton Morris, 890 High St., Suite B, Worthington, Ohio. Mr. Morris said he was using the same sign company that did the sign on the front of the building, and the same sign company also made the signs for the Porch Growler. The sign will be the same exact dimensions as the Porch Growler, same colors, and same design. Mr. Morris said because their business is next to Clarkson Eyecare, they will be placing the sign in a similar position as what they did, and there are herringbone bricks back there and the sign will be centered against the bricks. Board members did not have any questions or concerns. Mr. Coulter asked Mr. Ganter if there were any emails or calls regarding this application, and Mr. Ganter said no.

ARB Motion:

Mr. Foust moved:

THAT THE REQUEST BY SIGNCOM INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 890 HIGH ST., AS PER CASE NO. ARB 71-2021, DRAWINGS NO. ARB 71-2021, DATED JUNE 21, 2021, 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. Schuster, aye; Mrs. Hinz, aye; Mrs. Holcombe, aye; Mr. Foust, aye; and Mr. Coulter, aye. The motion was approved.

MPC Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY SIGNCOM INC. TO AMEND THE DEVELOPMENT PLAN FOR THE PROPERTY AT 890 HIGH ST. BY INSTALLING A WALL SIGN AS PER CASE NO. ADP 06-2021, DRAWINGS NO. ADP 06-2021, DATED JUNE 21, 2021, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL 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; Mr. Hofmann, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye. The motion was approved.

2. Subdivision

- a. Final Plat – Reconfiguration of Lots – **848, 851 & 870 Griswold St.** (Harding Buller Foundation/Worthington Seventh-Day Adventist Church) **SUB 02-2021**

Mr. Brown reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

In 2006 the Municipal Planning Commission and ultimately City Council approved a subdivision to combine 12 lots into 3 separate parcels under common ownership of the Worthington Seventh-Day Adventist Church. Two of the three parcels have existing single-family homes on the site with the remaining parcel having the Worthington Adventist Academy and the Stepping Stones Learning Center. All three parcels have an existing parking lot crossing property the lines.

The property owner would now like to recreate two of the parcels for the two single-family and the third lot for the Worthington Adventist Academy for legal and insurance purposes. Since they would like to adjust the parcels, the parcels are required to meet the development requirements found in the Planning & Zoning Code for properties located in the R-10 District. The property located at 870 Griswold St. is in the S-1 District (Special).

On May 27, 2021 the Municipal Planning Commission approved the Preliminary Plat to reconfigure the lots with associated variances for setbacks and lots sizes with the condition that the house and garage be left at its current location, and if the accessory structure is torn down in the future that a new accessory structure (garage) would need to meet code requirements.

The applicant has requested Final Plat approval. The Municipal Planning Commission will need to make a recommendation to be forwarded to City Council for final approval. City Council will need to approve the variances associated with this application.

848 Griswold St.

- R-10 District
- Lot Size - 13,715 sq. ft.
- Road Frontage - 80-feet
- Variances Needed:
 - Section 1149.01 – Side Yard Setback – 5.7-feet to 6.7-feet

851 Griswold St.

- R-10 District
- Lot Size - 6,753 sq. ft.
- Road Frontage - 50.7-feet
- Variances Needed:
 - Section 1149.01 – Lot Area – 6,753
 - Section 1149.01 – Side Yard Setback – 5.2-feet to 5.5-feet
 - Section 1149.08 – Side Yard Setback – Garage – 2.3-feet and 5.5-feet (Required 8-feet) – *Removed*

870 Griswold St.

- S-1 & R-10 Districts
- 2.826-acres
- Road Frontage – 180-feet – Proprietors Road
- Road Frontage – Approximately 115-feet – Griswold Street
- Variances Needed:
 - Section 1149.03(a) & Section 1149.03(b) Screening & Landscaping – Minimum

- Distance & Screening
 - Section 1171.02(a) Special Parking Provisions – Minimum Distance & Setbacks

Worthington Planning & Zoning Code:

Section 1149.01 & 1149.02

District	Lot Width	Lot Area	Front Setback	Rear Setback	Side	Sum of Side	Height
R-10	80-feet	10,400sq. ft.	30-feet	30-feet	8-feet	20-feet	30-feet
S-1	250-feet	3-acres	60-feet	60-feet	50-ffet	N/A	45-feet

Section 1149.08 (b) Special Yard Requirements – Accessory Structures

- No accessory buildings shall be located in any front or side yard
- Accessory buildings such as garages and storage buildings exceeding 120 square feet in area may be located in the rear yard provided such buildings are set back at least eight feet from the side lot lines and ten feet from the rear lot line.
- Accessory buildings of 120 square feet or less in area must be set back at least five feet from the side and rear lot lines.
- In any “R” District the total area for accessory buildings shall be limited to 850 square feet and must be compatible in materials and appearance to the other buildings in the area.

Section 1149.03(a) & Section 1149.03(b) – Yards for Nonresidential Uses Abutting “R” Districts

(a) Minimum Yard Requirements. Nonresidential buildings or uses shall not be located nor conducted closer to any lot line of a "residential district" as defined in Section [1141.03](#) than the distance specified in the following schedule, except as provided in subsection (b) hereof.

Minimum Side or Rear Yard

Abutting any Use
"Residential District" (feet)

25	Off-street parking spaces and access drives for nonresidential uses.
50	Churches, schools and public or semipublic buildings; off-street loading spaces for nonresidential uses.
60	Recreational facilities, entertainment facilities, motels, all commercial uses and billboards.
100	Outside sale or storage of building material or construction equipment, all industrial uses, except those listed below.
500	Mineral extraction or processing.

(b) Screening and Landscaping. For nonresidential uses abutting residential districts, the minimum yards may be reduced to fifty percent of the requirements stated in subsection (a) hereof

if a plot plan meeting the following provisions for acceptable landscaping or screening is filed and is approved and completed construction or planting is certified by the Building Inspector. Off-street parking areas for more than five vehicles shall be effectively screened on each side which adjoins or faces premises situated in any residential district or institutional premises, by a masonry wall or solid fence. Such wall or fence shall not be less than four feet or more than six feet in height and shall be maintained in good condition without any advertising thereon. The space between such wall or fence and the lot line of the adjoining premises in any residential district shall be at least ten feet wide and landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. In lieu of such wall or fence, a strip of land not less than ten feet in width and planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than four feet in height, may be substituted.

1171.02(a) Special Parking Provisions

Every parcel of land hereafter used as a public, commercial or private parking lot shall be developed and maintained in accordance with the following requirements. Plans for off-street parking in the "C-5" District, including screening, landscaping and setbacks, shall require approval of the Board of Appeals.

(a) Minimum Distance and Setbacks. No part of any parking area for more than five vehicles shall be closer than twenty feet to any dwelling, school, hospital or other institution for human care located on an adjoining lot, unless screened by an unpierced masonry wall. In no case shall any part of a parking area be closer than five feet to any established street or alley right of way. The wall or hedge required in Section 1149.03 (b) shall not extend into any front yard required by this Zoning Ordinance. Off-street parking areas for more than five vehicles shall be effectively screened on each side which adjoins or faces premises situated in any "R" District, or institutional premises, by a masonry wall or solid fence.

Land Use Plans:

The 2005 Worthington Comprehensive Plan states that one of the strengths of the Worthington Community is its residential neighborhoods. Encouraging development in existing neighborhoods is important in maintaining the existing housing stock throughout Worthington.

Staff Analysis:

1. Sunnyview was platted in 1923 and originally consisted of 52 lots that were approximately 50-feet wide by 130-feet deep. The lots had frontage on Griswold St. (formerly Franklin St.) and Proprietors Rd.
2. There are currently 18 single-family homes on Griswold St. and three additional vacant parcels.
3. The overall appearance would not be impacted by the reconfiguration of the lots. It appears that the existing single-family homes are located on their own individual lots at this time.
4. Several variances are needed for the residential lots as it pertains to road frontage, lot size and setbacks for the existing structures on the site.
 - a. These types of variances are not uncharacteristic of the area.
5. The variances needed for the setback and screening between a parking lot and a residential use were discussed by the Commission upon approval of the Preliminary Plat.
 - a. The existing single-family homes currently do not have any type of screening or

- setback.
- b. The application states that the properties will continue to be owned by the Worthington Seventh-Day Adventist Church, however the lots could be sold off once the lots are recreated.
 - c. If the lots are sold after they are created, each potential buyer would be aware of that there is a parking lot next door.
6. The next step in the process is Final Plat approval along with the requested variances that will need to be approved by City Council.
- a. The Commission needs to make a recommendation to City Council concerning the Final Plat and the associated variances.
 - i. These were also discussed at the Commission meeting on May 27, 2021 as part of the Preliminary Plat approval.

Recommendation:

Staff recommended approval of the Final Plat as it is in compliance with the approved Preliminary Plat. Variances associated with the lot frontage, size and setbacks are not uncommon and/or out of character and are existing conditions found on the site.

Discussion:

Mr. Brown swore in the applicant, Mr. Dan Thorward, 510 E. Stanton Ave., Columbus, Ohio. Board members did not have any questions or concerns. Mr. Coulter asked if there were any emails or calls regarding this application and Mr. Ganter said no. Mr. Brown reiterated that the previous Municipal Planning Commission discussion and conditions are incorporated into the memo and would be required as part of the next steps with City Council reviewing the Final Plat.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY HARDING BULLER FOUNDATION ON BEHALF OF WORTHINGTON SEVENTH-DAY ADVENTIST CHURCH FOR FINAL PLAT APPROVAL FOR THE RESUBDIVISION OF LOT #2, LOT #3 AND LOT #4 OF STEPPING STONES LEARNING CENTER ALSO KNOWN AS 848, 851 AND 870 GRISWOLD ST., AS PER CASE NO. SUB 02-2021, DRAWINGS NO. SUB 02-2021, DATED JUNE 24, 2021, BE APPROVED 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 AND AMENDED TO INCLUDE A RESTRICTION THAT THE HOUSE AND THE ACCESSORY STRUCTURE (GARAGE) AT 848 GRISWOLD ST. BE LEFT IN ITS CURRENT LOCATION, AND IF THE ACCESSORY STRUCTURE IS TORN DOWN IN THE FUTURE THAT A NEW ACCESSORY STRUCTURE WOULD NEED TO MEET CODE REQUIREMENTS.

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

F. Other

No other business to discuss. Mr. Brown reminded the Board members there would be no meetings for the month of August.

G. Adjournment

Mr. Hofmann moved to adjourn the meeting and Mr. Foust seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 7:34 p.m.