

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

September 8, 2011

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair, James Sauer, Vice-Chair; Kathy Holcombe, Secretary; and Chris Hermann. Board members: Mikel Coulter, Amy Lloyd, and Jo Rodgers were absent. Also present were Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Scott Myers, Worthington City Council Representative for the Municipal Planning Commission was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of July 28, 2011.

Mr. Sauer wanted to clarify that the back of the Thomas Worthington High School scoreboard and its support structure are to be painted blue. Mr. Sauer then moved to approve the minutes with the amendment and Mrs. Holcombe seconded the motion. All members said “aye”.

4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

1. Unfinished

- a. New Signage – **800 High St.** (Sign Vision Co./Huntington Bank) **AR 58-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The Architectural Review Board already reviewed this application at the July 28, 2011 meeting, and the Board recommended that a few changes be made. Mrs. Bitar reviewed the current proposal, including variances that would be required, and recommended against the prevalent use of the proposed lime green color.

Mr. Hunter asked if the applicant was present. Mr. Adam Ferguson (Huntington Bank) approached the microphone and stated that his address is 41 S. High St., Columbus, Ohio. Mr. Darrin Gray, of Vision Sign Co., also approached the microphone and stated that his address is 987 Claycraft Rd., Gahanna, Ohio.

Mr. Sauer thanked both of the representatives for addressing some of the changes that needed to be made. Mr. Hunter said the bright lime green colors of the awning and drive thru were not appropriate in the historic district. He also said illuminating the bottom lime green portion of the freestanding sign was not appropriate either. Mr. Hermann asked Mr. Gray if they would be using a pre cast cap on the freestanding sign base and Mr. Gray said yes. Mrs. Holcombe asked Mr. Ferguson if the bank was totaling changing the ATM machine, and Mr. Ferguson said yes. Mrs. Holcombe said she agreed with Mr. Hunter that the lime green colors were not appropriate. Mr. Sauer asked Mr. Ferguson if the cover of the ATM could be the same color as the ATM machine, such as gun metal gray. Mr. Sauer asked the applicant to discuss the awning lighting.

Mr. Hermann said this location is adjacent to the historic Village Green, and it is important for the Board to protect the area. He asked if the applicants had come up with any other color suggestions. Mr. Gray presented photographs of alternative option, which Mrs. Bitar displayed on the overhead projector for everyone to view. All Board members agreed the gray color of the ATM machines and surrounding structures looked great. There will be a small white welcome sign on the drive thru ATM. The bank also wanted to display a welcome sign on the brick portion of the drive thru. Mrs. Holcombe said she believed that the additional welcome sign on the building wall was not necessary. Mr. Hunter said that he agreed. Mr. Hermann reiterated the changes that were going to be made.

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

Findings of fact:

- 1. Huntington Bank is rebranding properties, and is proposing changes to the signage and the addition of a cover over the ATM on the south side of the building.*
- 2. A new sign is proposed for placement with a brick planter for a base, white wood side posts, and aluminum panels routed to allow illumination only through the lettering and logo. The background is gray. The proposed sign is 3' 9" x 8' (30 square feet per side).*
- 3. The wall sign is proposed as 8" white aluminum letters and a 10 7/8" lime green aluminum logo mounted on fascia painted gray above the rear entrance.*
- 4. Replacement non-illuminated directional signage is proposed for the entrances/exits, and at the rear of the lot directing to the ATM. The proposed 3' high non-illuminated signs will be contain: white wood posts on the sides; 1'6" wide x 2'0" high aluminum panels with a gray background; lime green trim on the top and one side; and white lettering. There will be one sign at the entrance; one at the exit; and one at the rear of the site. An existing "Do Not Enter" sign is proposed to be removed and not replaced. The total area for these directional signs is 18 square feet (3 sf x 2 sides x 3 signs.)*

5. Other directional signs are proposed for the drive-thru canopy, including 4 - 1'x1'3" lane markers and a 1' x 3' clearance sign. All signs have a gray background and lime green illuminated piece. The total area for these directional signs is 8 square feet.
6. The proposal calls for replacement of the two existing "ATM Parking Only" and two handicapped parking signs with 1'8" x 1'0" metal signs mounted on 5'0" high poles. All four signs make use of the bank colors (gray and lime green), and are therefore considered directional signs (total area = 7 square feet.)
7. A gun metal gray awning is proposed above the ATM on the south side of the building that is 1' high, and 8' wide, and will provide white downlighting for the ATM. A new gray ATM surround is proposed for the south side, and will include the Huntington name and logo in white.
9. The gun metal gray color is also proposed for the drive-thru ATM surround, and the bollards at the drive-thru will be white. A non-illuminated "Welcome" sign is proposed on that surround.
10. Variances are required for:
 - Total directional signage area = 33 sf (20 sf allowed)
 - Height of freestanding directional signs greater than 3' - ATM and handicapped parking signs are proposed to be 6' 8" high; and the post tops for the shorter signs are slightly above 3'.
 - Four wall-mounted signs – rear entrance; south ATM; and 2 on north ATM. One is allowed by Code.
11. The Design Guidelines recommend using traditional materials and colors compatible with the age, architecture and colors of the building with which they are associated. Also, bright color shades generally are discouraged in favor of more subtle and toned-down shades in Old Worthington.

Conclusions:

1. The proposed freestanding sign is more appropriate for the building than the previous version. The proposed wall sign on the back of the building is appropriate.
2. The directional signage at the entry, exit, and back of the lot is appropriate. The drive-thru canopy signs are appropriate.

Mr. Hermann moved:

THAT THE REQUEST BY SIGN VISION CO. FOR A CERTIFICATE OF APPROPRIATENESS TO REBRAND THE HUNTINGTON AT 800 HIGH ST. AS PER CASE NO. AR 58-11, DRAWINGS NO. AR 58-11, DATED AUGUST 19, 2011, BE APPROVED WITH THE FOLLOWING CONDITIONS:

- **THE FRONT FREESTANDING SIGN WILL NOT HAVE THE GREEN ACCENT ILLUMINATED;THE ANNUALS WILL BE PROPERTY MAINTAINED;AND THE BASE WILL HAVE A PRECAST CAP**
- **THERE WILL NOT BE A WELCOME SIGN BY THE TELLER WINDOW ON THE BRICK WALL**
- **THE ATM WALKUP WILL BE REVISED PER DRAWING PRESENTED AT THE MEETING (IN GRAY)**
- **THE DRIVE UP ATM PER 9-8-11 MEETING WILL BE ALL GRAY WITH WHITE BALLARDS AND THE WELCOME SIGN ON THE ATM WILL NOT BE ILLUMINATED**
- **NOTE TO BZA THAT THE ARB SUPPORTS THE VARIANCES**

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

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

b. Fencing – **6740 N. High St. (KZF Design Inc.) AR 64-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant was initially proposing to install a chain link style of fence, but now is considering installing an aluminum style fence. Mrs. Bitar mentioned that fencing with very pointy tops are not allowed. Mr. Hunter asked if the applicant was present. Mr. Pete Meltzer approached the microphone and stated that he lives at 308 Wetmore Rd., Columbus, Ohio.

Mr. Sauer asked Mr. Meltzer if the purpose of the fence was to conceal and secure the condensing units and Mr. Meltzer said yes.

Mr. Hunter asked Mr. Meltzer why there needs to be more security. Mr. Meltzer said the fence is to secure the units, the computer room and the electrical components. He said they are trying to keep the computer room from being sabotaged. Mr. Hunter said there are several residential neighbors adjacent to the Anthem property and they are concerned about the amount of noise that comes from the fans. He also said that Anthem is a great employer for the City, but it is important for them to be a better neighbor.

Mr. Meltzer said if the area was totally enclosed it might help reduce the noise. He said it is not louder than any other normal air conditioning unit. Mr. Sauer asked Mr. Meltzer if the units could be painted a darker color such as the same color as the fence to help conceal the units. Mr. Meltzer said that should not be a problem.

Mr. Hunter asked the age of the units and Mr. Meltzer said they are about two or three years old, and in perfect working order.

Mr. Hunter asked if there was anyone present that wanted to speak about this matter, and Mrs. Katherine Jakes approached the microphone and stated that she lives at 56 Heischman Ave., Worthington, Ohio. Mrs. Jakes said she is one of the neighbors of the Anthem property, and the fans are very loud. She said she has spoken to the company a couple of times but she is just ignored. Mrs. Jakes said all of her neighbors at the end of the street are annoyed. Even with the windows closed, Mrs. Jakes said even with the windows closed the sound from those units “reverberates” through the front rooms in her house. Mrs. Jakes said she would like the company to use sound absorbing material or build something to deflect the noise from their properties.

Mr. Hermann asked Mr. Meltzer if they could build a solid “L” shaped fence with the opening toward High St. to help deflect the sound. Mr. Meltzer said yes, that is possible. A barrier in addition to the fence would probably help.

Mr. Hunter asked if someone from Anthem that could make decisions was present, and Mr. Meltzer said no, but he will have someone from the company come to the next meeting. Mr. Hunter said even an 8 ft. wall would be okay, but that a variance may be needed.

Mr. Meltzer said that noise could also be coming from the cooling tower. Mr. Don Kinic said he has lived in the area for forty years and it is extremely noisy, and that he believes the north side units are the problem Mrs. Jakes is referring to. He said that he has learned to live with it, but would like to see something done to correct the problem.

Mrs. Holcombe moved to table the application and Mr. Hermann seconded the motion. All members said “aye”. Mr. Hunter said this application has been tabled.

2. New

a. Window Replacement – **120 E. Granville Rd.** (Joe & Patricia Herban) **AR 69-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to install new windows with the same design, except for the bay windows on the front and rear of the house. Those windows will be replaced with flat windows without muntins. Mr. Hunter asked if the applicant was present. Mr. and Mrs. Herban approached the microphone and stated that they live at 120 E. Granville Rd., Worthington, Ohio.

Mr. Sauer asked if all of the windows on the house were being replaced and. She said she was meeting with a window restorer the next morning in hopes of restoring rather than replacing, but will be replacing the bay windows regardless. Mr. Sauer suggested the same window pattern be used for the new large windows as exists in the smaller. Mr. Herban said he and Mrs. Herban have a difference of opinion in that matter, and would like the option of including the muntins or not. He said their house is a Sears original kit house, and he has taught architecture at Ohio State University for many years. He will make sure it looks nice. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Aluminum clad wood replacement windows are proposed for this house.
2. The new windows will have the same design as the existing, except the front and rear bay windows will be replaced with flat windows which may or may not have muntins. The muntins for the windows are proposed to be between the glass panels.

Conclusions:

1. Although restoration of wood windows is desirable, the ARB has typically approved aluminum-clad wood replacement windows in the same style as the existing.
2. Removal of the bay windows and replacement with flat windows is appropriate for this house.

Mr. Sauer moved:

THAT THE REQUEST BY JOE & PATRICIA HERBAN FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WINDOWS AT 120 E. GRANVILLE RD. AS PER CASE NO. AR 69-11, DRAWINGS NO. AR 69-11, DATED AUGUST 1, 2011, BE APPROVED, WITH THE BAY WINDOW REPLACEMENTS ON THE NORTH AND SOUTH SIDE CAN BE WITH OR WITHOUT MUNTINS AND THE OTHERS CAN BE EITHER RESTORED OR REPLACED, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

- b. Sign Face Replacement – **820 High St.** (Columbus Sign Co./Worthington Libraries)
AR 70-11

Discussion:

Mrs. Bitar reviewed the facts from the application and showed pictures of the existing and proposed signs.

Mr. Hunter asked if the applicant was present. Mr. Rick Heiple of Columbus Sign Company approached the microphone and stated his address is 1515 E. Fifth Ave., Columbus, Ohio. The sign will be internally illuminated and the background will be opaque. Both signs will be changed. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. New sign faces are proposed for the freestanding signs at the library. The brick bases and structures will stay the same.
2. The new faces will have a blue opaque aluminum background, with the library logo and wording identifying "Old Worthington Library" in white. The logo and lettering will be illuminated.
3. White address numbers will be added to the base.

Conclusion:

1. The proposed sign changes are appropriate.

Mr. Sauer moved:

THAT THE REQUEST BY COLUMBUS SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIGN FACES AT 820 HIGH ST. AS PER CASE NO. AR 70-11, DRAWINGS NO. AR 70-11, DATED AUGUST 3, 2011, BE APPROVED AND BOTH SIGNS ARE INCLUDED 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

- c. Skylights – **872 Oxford St.** (Eagle Specialty Remodeling, Inc./Drabant) AR 71-11

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to install fixed skylights on the lower gable area. Mr. Hunter asked if the applicant was present. Mr. Carskadon approached the microphone and stated his address is 4920 Reed Rd., Suite A, Columbus, Ohio. Mr. Sauer asked if the frame color will be similar to the roof, and Mr. Carskadon said the frame color will be similar to taupe. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Two 14 ½” x 30 ½” skylights are proposed for the rear of this house.
2. The skylights will be fixed and deck-mounted. The proposed frame color is Terratone and the roof is a dark gray color.

Conclusion:

1. The proposed skylights are located appropriately for the Architectural Review District.

Mrs. Holcombe moved:

THAT THE REQUEST BY EAGLE SPECIALTY REMODELING, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SKYLIGHTS AT 872 OXFORD ST. AS PER CASE NO. AR 71-11, DRAWINGS NO. AR 71-11, DATED AUGUST 19, 2011, 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

- d. New Fence, Landscaping and Patio Modifications – **118 W. Stafford Ave.**
(Environmental Mgmt./Reiss) **AR 72-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to make some space for their dogs in the yard, so they will be removing pine trees, creating a smaller patio area, and fencing in the rest of their yard. They will also be installing a 4 foot high black aluminum picket fence, new limestone steps, and nice landscaping. Mr. Hunter asked if the applicant was present and Mrs. Janet Reiss approached the microphone and stated she lives at 118 W. Stafford Ave. The Board members complimented the work that is being done. There were no questions.

Findings of fact:

1. Reduction in size of a paver patio, removal of two pine trees, and the addition of fencing and landscaping are proposed to accommodate an outdoor lawn area for dogs.
2. The patio will be reduced by approximately 75 square feet. The existing dry laid stone wall will be relocated to accommodate the change in grade, and limestone steps will be added.

3. Black aluminum open-style picket fencing is proposed to enclose the rear yard. On the west side, the 4' high fencing will connect to the adjacent property owner's existing fence. Gates are proposed on the east side to the driveway, and on the south side to the front yard.
4. Arborvitae is proposed along the rear property line. Arrowwood Viburnum is proposed along the west property line. The addition of Boxwood and Liriope is proposed near the patio.

Conclusion:

1. The proposed fencing and landscaping are appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY ENVIRONMENTAL MANAGEMENT FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE SITE MODIFICATIONS AT 118 W. STAFFORD AVE. AS PER CASE NO. AR 72-11, DRAWINGS NO. AR 72-11, DATED AUGUST 22, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

- e. Fence and Deck Alteration – **106 E. New England Ave.** (Douglas Matthews) **AR 73-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant has installed a four foot fence to enclose his backyard and made changes to his deck, and has added some new flooring to the deck that replaced a ramp. The work has already been completed and the applicant is seeking approval. Mrs. Bitar said the pickets are closer together than is normally approved. Pictures showed a tall, solid, wood fence next door.

Mr. Hunter asked if the applicant was present. Mr. Douglas Matthews approached the microphone and stated he lives at 106 E. New England Ave., Worthington, Ohio. Mr. Matthews apologized for not seeking approval before completing the work. He said the company that previously worked on the house also installed the fence, so he thought the permitting was done. Mr. Matthews said he has spoken with his neighbors on both sides of his property and they approve of the work.

Mr. Matthews said the reason for having the fence built with less spacing is because he has a very little dog that would have been able to squeeze through the pickets. Mr. Hunter said that he understands the hardship of this matter. Mr. Matthews said that he promises not to paint the fence lime green!

Mr. Hunter said he would like to table the application so that the full Board can hear it. Mr. Matthews said he would be out of town for the next meeting, but could attend the Oct. 13th, 2011 hearing. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward. Mr. Patrick Terrien approached the microphone and stated he lives at 617 Morning St., Worthington, Ohio. Mr. Terrien said he is Mr. Matthews's neighbor and the property looks great. He would like to see the matter expedited if possible, and also knows the other neighbor agrees with the work that has been done. Mr. Sauer moved to table the application and Mr. Hermann seconded the motion. All Board members said "aye" Mr. Hunter said the application has been tabled.

f. Shed – **347 E. Granville Rd.** (Dan LaMacchia) **AR 74-11**

Discussion:

Mrs. Bitar reviewed the facts from the application.

Mr. Hunter asked if the applicant was present. Mr. Dan LaMacchia approached the microphone and stated his address is 347 E. Granville Rd., Worthington, Ohio. Mr. LaMacchia said part of the shed will be screened by vegetation. Mrs. Bitar said the applicant will need variances because the shed is proposed to be 3 ft. from the side and rear property lines. The Code requires the shed be 8 ft. from the side and 10 ft. the rear property line. Mr. Sauer asked if the shed was going to be the same color as the house and Mr. LaMacchia said yes. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The applicant would like to place a 12' x 14' shed in the southwest corner of the property.
2. The proposed shed will have a gabled roof with asphalt shingles and a cupola, barn style doors with a transom, and a window. Materials have not been identified, but the siding, trim and doors appear to be wood in the photograph submitted with the application. The color of the shed will match the house.

Conclusion:

1. The proposed shed is compatible with the house.

Mr. Sauer moved:

THAT THE REQUEST BY DAN LAMACCHIA FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A SHED AT 347 E. GRANVILLE RD. AND RECOMMEND A VARIANCE TO THE BOARD OF ZONING APPEALS AS PER CASE NO. AR 74-11, DRAWINGS NO. AR 74-11, DATED AUGUST 26, 2011, 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

- g. Breezeway and Fence Amendment – **126 W. Dublin-Granville Rd.** (Scott Volzer)
AR 75-11 (Amendment to AR 34-11)

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to amend the previously approved plans for the property by adding a pergola style breezeway between the house and the garage. Also, a gate was originally proposed by the alley but will be moved to along Evening Street. Mr. Hunter asked if the applicant was present. Mr. Scott Volzer approached the microphone and stated his address is 126 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Volzer brought pictures of similar breezeways and connectors in the area. Mrs. Bitar said Mr. Volzer is very thorough with his application and she appreciates the work he has done. Mrs. Holcombe said she liked the idea. Mr. Hunter asked if there was anyone present that was for or against this application and no one came forward. Mr. Volzer also expressed his gratitude to the Board for their suggestions, recommendations and working with him.

Findings of fact:

1. The applicant would like to amend the previously approved plans for this property by adding a pergola style breezeway between the house and garage, and relocating a fence gate from the rear of the property to the west side.
2. One post will be added to support the pergola at the southeast corner; otherwise the structure will be connected to the house and garage. The roof structure will consist of 2" x 8" wood beams placed 16" on center in a lattice layout. The ends will be detailed to match the house rafters, and the proposed arbors above the fence gates. The entire structure will be painted to match the house trim.
3. One of the previously approved fence gates with arbor is proposed to be moved from the alley on the north side of the property to along Evening St.

Conclusion:

1. The proposed changes are appropriate for this property.

Mr. Hermann moved:

THAT THE REQUEST BY SCOTT VOLZER FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS AR 34-11 BY ADDING A BREEZEWAY AND MOVING A FENCE GATE AT 126 W. DUBLIN-GRANVILLE RD. AS PER CASE NO.

AR 75-11, DRAWINGS NO. AR 75-11, DATED AUGUST 26, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

- h. Amendment to Landscape Plan – **6902 N. High St.** (Dan & Tobie Simonds/Primrose)
AR 76-11 (Amendment to AR 76-10)

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant is requesting to remove trees from the east side of the property line for installation of gas and water lines. The applicant has also reported the trees are in bad condition. Mr. Hunter asked if the applicant was present. Mr. Dan Simonds approached the microphone and stated his address is 6902 N. High St., Worthington, Ohio. Mr. Simonds said that new could be planted after the trees are removed. Mr. Sauer asked Mr. Simonds to confirm that he would not be removing trees from the northeast property line, and Mr. Simonds said that was correct. Mr. Hunter said that it is important to screen the residential property.

Mr. Simonds mentioned that a local resident by the name of Mr. Haney wrote a letter in support of removing the decayed trees. He also said that the new landscaping would include the planting of 40 arborvitae. Mr. David Flowers of 51 Highland Ave., Worthington, Ohio said several trees have been lost over the last five years and he did not want to see any more lost. Mr. Simonds assured Mr. Flowers he was not removing any trees near Mr. Flowers residence. Mr. Hunter asked if there were any other speakers that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. A landscape plan was included with the approval of Primrose at this location. The plan included retention of existing plant material at the perimeter with the addition of new plantings.
2. With this application, removal of existing trees on the east side is proposed in order to facilitate utility placement. The applicant reports the trees are in poor condition.

Conclusion:

1. With the proposed landscaping, removal of these trees should not have a great impact.
2. The removed trees should be replaced.

Mr. Hermann moved:

THAT THE REQUEST BY DAN & TOBIE SIMONDS FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS AR 76-10 BY MODIFYING THE LANDSCAPE PLAN WITH REVISED LANDSCAPE PLAN SUBMITTED AND SUBJECT TO STAFF APPROVAL FOR 6902 N. HIGH ST. AS PER CASE NO. AR 76-11, DRAWINGS NO. AR 76-11, DATED AUGUST 26, 2011, BE APPROVED, WITH THE CONDITION THE TREES TO BE REMOVED BE REPLACED WITH TREES TO CONTINUE THE SAME LANDSCAPE PATTERN, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

- i. Amendment to Façade – **5617 N. High St.** (Kelma, LLC) AR 77-11 (Amendment to **AR 75-10**)

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant was unable to attend the meeting but still wanted to move forward. Mrs. Bitar showed pictures of the building on the overhead projector, and said that signs will be mounted on the wall. Mr. Hermann asked if trees were still going to be planted up front, and Mrs. Bitar said yes. There were no other questions.

Findings of fact:

1. When the architectural changes for this building were originally approved, a frieze band was included on the front, sides and partly on the rear of the building.
2. With the roof change the walls were fully exposed, and the applicant determined the existing brick and stone extend all the way up to the roof and are in good condition. Therefore, the applicant would like approval to not place the frieze band, leaving the existing material exposed. Signage would still be located in that area.

Conclusion:

1. The change is appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY KELMA, LLC FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS AR 75-10 BY MODIFYING THE FAÇADE AT 5617 N. HIGH ST. AS PER CASE NO. AR 77-11, DRAWINGS NO. AR 77-11, DATED AUGUST 26, 2011, 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

C. Municipal Planning Commission

1. Conditional Use Permit

- a. Residential Use in C-5 Zoning District – **544 High St.** (Jonathan & Laura Knape)
CU 04-11

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Jonathon Knape approached the microphone and stated his address is 544 High St., Worthington, Ohio. Mr. Knape said he plans to upgrade the landscaping, and do necessary home repairs. There were no questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. This property was most recently used by Finocchi Photography as a studio and office. The applicants would like to use the property for a single-family residence, which is a Conditional Use in the C-5 Zoning District.
2. The structure is Craftsmen style with four-square influence, and was originally constructed as a residence. The properties to the north and east are being used as single-family residences.
3. Exterior changes to the house and property would require Architectural Review Board approval, and a building permit will be needed for the change of use even if there are no physical changes.

Conclusion:

1. Changing this property back to a residential use should not change the character of downtown. The structure was residential before and the most recent use did not generate a lot of foot traffic.

Mr. Sauer moved:

THAT THE REQUEST BY JONATHAN & LAURA KNAPE FOR A CONDITIONAL USE PERMIT TO ALLOW A RESIDENTIAL USE AT 544 HIGH ST. AS PER CASE NO. CU 04-11, DRAWINGS NO. CU 04-11, DATED AUGUST 12, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

2. Amendment to Development Plan

a. New Sign – **7100 Huntley Rd.** (Next Day Signs, LLC) **ADP 06-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The Commission discussed the number of colors. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Approval of a new freestanding sign is requested for this property. The proposed 45” x 75” (~24 square feet per side) sign will be located centered on the building and 10’ from the right-of-way line.
2. The non-illuminated sign will be constructed with a wood frame and base painted black, and have brushed silver aluminum polymetal sign faces with vinyl graphics applied. The graphics will include the “MAGNEXT” logo in black and blue, and a blue tagline reading “Data Backup Solutions”.

Conclusion:

1. A freestanding sign on this property will not alter the character of the development.

Mrs. Holcombe moved:

THAT THE REQUEST BY NEXT DAY SIGNS, LLC FOR APPROVAL TO AMEND THE DEVELOPMENT PLAN FOR 7100 HUNTLEY RD. BY ADDING A FREESTANDING SIGN AS PER CASE NO. ADP 06-11, DRAWINGS NO. ADP 06-11, DATED AUGUST 23, 2011, 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye. Mr. Hunter said it has been approved.

Mrs. Holcombe moved to adjourn the meeting at 9:30 p.m. Mr. Sauer seconded the motion. All members said “aye”. The meeting adjourned at 9:30 p.m.