

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

June 13, 2013

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair; Kathy Holcombe, Secretary; Mikel Coulter, Amy Lloyd and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. James Sauer, Vice Chair, 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 May 23, 2013

Mr. Coulter moved to approve the minutes, and Mrs. Rodgers seconded the motion. All members said, “aye”.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Unfinished

- a. Amendments to Approved New Buildings – **890 & 910 High St.** (MK&K Realty, Inc.)
AR 17-13 (Amendment to AR 65-12)

Discussion:

Mrs. Bitar reviewed the facts from the application, and pointed out the benches and bike racks that are already in place, and are green to match those at CVS. Mr. Hunter asked if the applicant was present. Mr. David Watkins approached the microphone and stated his address is 145 E. Rich St., Columbus, Ohio 43215. Mr. Watkins said he is representing MK&K Realty, Inc., the applicant. Mr. Watkins said the only additional information his client intends to address at this time is the screening of three sides of the dumpster. Mr. Watkins asked his client Mr. Richard Kessler to come to the microphone to further elaborate on the description of the metal mesh screening.

Mr. Kessler said the screening of the dumpster was not supposed to be a condition with these buildings. He said he was asked to screen the dumpster as a courtesy, and he said he would take

care of it and a contractor is currently working on it. Mr. Kessler said the plastic mesh screening is only available in white, but a powder coated metal railing could be available in different colors. Mr. Kessler gave photographed samples of the mesh to Mrs. Bitar to show on the overhead screen.

Mr. Kessler said the front of the dumpster cannot be screened because they would have to make the gate taller and would it be difficult to open and close.

Mr. Coulter said he was familiar with one of the four samples of mesh that were shown because he is using a similar mesh on another project. Mr. Coulter believes the powder coated metal mesh screening would be the most durable. Mrs. Bitar asked what color the screen would be, and Mr. Coulter suggested using black because the mesh would get dirty over time. Mrs. Bitar said that black would go well with the light poles. Mrs. Rodgers agreed and said black would also match the lattice work on the back of the building.

Mr. Hunter stated the landscape plan had not been discussed yet. Mrs. Bitar said the landscape plan seemed to fit in with what was originally planned for the entire site. Mr. Hunter asked if anything had changed from the original submission, and Mrs. Bitar said more detail was available now than what was originally submitted.

Mr. Myers asked Mr. Watkins what he was hoping to accomplish this evening, and what did he see as going forward after tonight. Mr. Watkins said they were just finishing the process because the Architectural Review Board asked the applicant to make some changes, and whatever happens in the courts the changes will need to be approved. He said they just wanted to get this portion taken care of. Mr. Myers said he wanted to make sure that everyone was on the same page and that an approval from the Board this evening is separate and distinct from what the Municipal Planning Commission and City Council did on the development plan and this does not give approval to proceed with that plan. Mr. Watkins said he understood.

Mr. Hunter said tonight's approval would be contingent on the court's decision. Mr. Myers said that approval would have to be contingent on the court's reversal of the original decision. Mr. Myers said there are other things that the court might be able to do. Mr. Watkins said he respectfully disagreed with what Mr. Myers said. Mr. Watkins believed the approval could be granted in the normal course of business with everybody understanding there is another court case, but he did not feel the approval needs a contingency. Mr. Watkins said his client has fully complied with the changes the Board asked him to make, and they are fully aware that this matter is separate from the issue being decided in court.

Mr. Myers asked if bike racks were off the table. Mr. Hunter said the bike racks are in place. Mrs. Bitar said one bike rack is in place. Mr. Hunter asked Mr. Watkins if they had looked into bike racks that were more like the other racks already approved by the Board in other areas. Mr. Watkins said he has not addressed that issue yet, and he feels the bike racks in place have already been approved as is. Mrs. Bitar said she has received complaints from cyclists stating the bike racks were not easy to use.

Mr. Kessler said he has ridden his bicycle in Ohio and Florida and he has never had a problem with this style of bike rack. He said he is planning to unbolt and remove the bike racks during construction, and then put them back in place after construction is finished.

Mr. Myers asked if the railing in the front was going to be eliminated. Mr. Watkins said the low walls are being eliminated, and the rails were going to be on top of the walls. Mr. Watkins said the potential is still there to possibly have outdoor seating if plans move forward. Mrs. Bitar confirmed there is enough space for outdoor seating.

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

Findings of fact:

1. At the July 2012 meeting, the Board approved a modified version of two buildings to be constructed south of CVS which were originally approved in 2007. This application provides additional information, and includes a request to make modifications to the area in front of the buildings.
2. The original application was approved on July 26, 2012 with the following conditions:
 - THAT BOTH BUILDINGS BE CONSTRUCTED AT THE SAME TIME
 - THAT A LANDSCAPE PLAN BE SUBMITTED FOR APPROVAL, AND INCLUDE THE ARCH OR OTHER ELEMENT, AND COLORS FOR BICYCLE RACKS, RAILINGS, TRASH RECEPTICLES AND BENCHES
 - THAT THE SCREENING AROUND THE RECYCLING BINS BE HIGHER SO AS TO COVER THEM FROM SIGHT
3. The landscape plan shows plantings similar to those approved as part of the original plans for the site.
4. A green bike rack and benches already exist on the site, and were part of the original approval.
5. Twenty-four inch high black powder coated metal mesh screening will be installed on top of 3 sides of the recycling dumpster enclosure, but not on the gate side.
6. The approval in 2012 included low walls and rails to enclose seating areas in front of the buildings. This application eliminates those structures. Brick paving with a border is proposed in front of both buildings, as are planters, benches, trash receptacles, and bicycle racks.

Conclusions:

1. The landscape plan is appropriate.

2. The walls and rails would have engaged pedestrian and vehicular traffic more than the proposed treatment, but both are compatible with the rest of the site.

Mr. Coulter moved:

THAT THE REQUEST BY MK&K REALTY, INC. FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS #AR 65-12 BY MAKING ALTERATIONS TO THE PLANS FOR NEW BUILDINGS AT 890 AND 910 N. HIGH ST. AS PER CASE NO. AR 17-13, DRAWINGS NO. AR 17-13, DATED MARCH 22, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, ON THE CONDITION THAT THE REQUEST TO AMEND THE DEVELOPMENT PLAN FOR 890 AND 910 N. HIGH ST. AS PER CASE NO. ADP 07-12, DRAWINGS NO. ADP 07-12, DATED JULY 16, 2012, BE RENDERED APPROVED BY A DECISION OF THE 10TH DISTRICT COURT OF APPEALS IN CASE NUMBER 13AP-375, WITH NO APPEALS TAKEN THEREFROM, AND THAT THE RECYCLING DUMPSTER WILL BE SCREENED WITH A 24" HIGH BLACK METAL POWDER COATED SCREEN ON THE BACK AND TWO SIDES.

Mrs. Rodgers seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said the motion has been approved.

b. Demolition of Sunroom & Deck Repair – **705 Wesley Ct. (Terry Frazee) AR 07-12**

Discussion:

Mrs. Bitar reviewed the facts from the application. Staff is asking that the Board approve this application as the work has been completed except for some painting which will be taken care of by the complex. No applicant will be present.

Mr. Hunter said this is appropriate as an administrative issue, because he felt the Board would have approved the application at the previous meeting had there not been conflict between the condominium owner and the condominium association. 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 application is a request for approval to demolish the sunroom and restore the deck at the rear of the condominium. This application was originally on the ARB agenda of February 9, 2012, and tabled with question about whether the condominium owner or association would have the authority to correct the problem. An agreement was reached and the work was done toward the end of 2012.
2. Touch up paint is still needed. According to the agent for the condominium association, this unit will be part of a painting project for the complex to be completed soon.

Conclusion:

1. The completed work is appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY TERRY FRAZE FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE SUNROOM AND REPAIR THE DECK AT 705 WESLEY CT. AS PER CASE NO. AR 07-12, DRAWINGS NO. AR 07-12, DATED JANUARY 24, 2012, 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; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said the motion has been approved.

2. New

- a. Fence – **6452 Bellbrook Pl.** (Mark & Ashley Davis) **AR 37-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Staff had no concerns due to the location. Mr. Hunter asked if the applicant was present. Mr. Mark Davis approached the microphone and stated his address is 6452 Bellbrook Pl., Worthington, Ohio. Mr. Davis said they wanted to build the fence for privacy reasons, but also because their next door neighbor feeds the wildlife and they have wild animals coming into their backyard looking for food. Mr. Davis said he and his wife are planning to have children so they want to secure the area.

Mr. Coulter said the wood fence has been nicely designed. He liked the openness of the top of the fence. Mr. Davis said the cross members of the fence will be on the inside. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward.

Mrs. Nancy Schmidt approached the microphone and stated her address is 317 E. Dublin-Granville Rd., Worthington, Ohio. Mrs. Schmidt asked if there are other solid fences in the neighborhood. Mrs. Bitar said there are one or two other fences in the area that have been approved in the past few years. There were no other speakers.

Findings of fact:

1. This property is the second lot north of SR 161 on the east side of Bellbrook Place. The property backs up to a property in Sharon Township with frontage along the north side of W. Dublin-Granville Rd. A fence enclosing the rear yard is proposed.

2. The proposed fence would be an approximately 6' high cedar fence that is solid, with 1' at the top in an open style. The top of the posts must be no higher than 6' to meet the Code requirements.
3. The property owner cites concerns with privacy, safety and security as reasons for the fence.

Conclusion:

1. This style of fencing is appropriate for this location in the Architectural Review District.

Mrs. Holcombe moved:

THAT THE REQUEST BY MARK & ASHLEY DAVIS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A FENCE AT 6452 BELLBROOK PLACE AS PER CASE NO. AR 37-13, DRAWINGS NO. AR 37-13, DATED MAY 20, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said the motion has been approved.

- b. Siding – **317 E. Dublin-Granville Rd.** (Martin & Nancy Schmidt) **AR 38-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Samples of the materials were distributed to the Board members to view. Mr. Hunter asked if the applicant was present. Mrs. Nancy Schmidt approached the microphone and stated her address is 317 E. Dublin-Granville Rd., Worthington, Ohio. Mrs. Schmidt pointed out cracks were developing in the stucco and water is causing damage. Mrs. Schmidt said the siding will be less maintenance for them since they are approaching retirement age. Mrs. Bitar asked if they would be painting the garage to match and Mrs. Schmidt said she would have that taken care of. There were no additional speakers regarding this application.

Findings of fact:

1. This house is a 1950's ranch finished in stucco that is deteriorating. The property owners would like to cover the house with vinyl siding, and add a stone water table to the front of the house.
2. The proposed siding would be 5" lap siding, "Mocha" in color. White vinyl trim is proposed.
3. A trellis and brick paver porch with retaining wall were added across much of the front of the house several years ago.

4. Siding will also be added to the detached block garage.

Conclusions:

1. The proposed siding will be an improvement from the deteriorating stucco.
2. The stone accent will compliment the porch.

Mr. Coulter moved:

THAT THE REQUEST BY MARTIN & NANCY SCHMIDT FOR A CERTIFICATE OF APPROPRIATENESS TO ADD SIDING TO THE HOUSE AT 317 E. GRANVILLE RD. AS PER CASE NO. AR 38-13, DRAWINGS NO. AR 38-13, DATED MAY 31, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said the motion has been approved.

Later in the meeting, Mrs. Schmidt asked for the application to be reconsidered. Mrs. Rodgers made a motion to reconsider and Mrs. Lloyd seconded the motion. All members voted aye. Mrs. Schmidt said after going home and looking at the garage, they decided siding was a better idea. She asked the Board members to include the garage to be approved to have new siding.

Mr. Coulter moved:

THAT THE REQUEST BY MARTIN & NANCY SCHMIDT FOR A CERTIFICATE OF APPROPRIATENESS TO ADD SIDING TO THE HOUSE AND WITH THE AMENDMENT THAT THE GARAGE WILL HAVE NEW SIDING INSTEAD OF BEING PAINTED, AT 317 E. GRANVILLE RD. AS PER CASE NO. AR 38-13, DRAWINGS NO. AR 38-13, DATED MAY 31, 2013, 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; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said the motion has been approved.

- c. Signage and Lighting – **7227 N. High St., Suite 130** (Thomas Beery/Piada) **AR 39-13**
(Amendment to AR 49-12 & AR 03-13)

Mrs. Bitar reviewed the facts from the application. A sample letter was distributed to the Board members. Mr. Hunter asked if the applicant was present. Mr. Thomas Beery approached the microphone and stated his address is 1890 Northwest Blvd., Columbus, Ohio and Mr. David Berg, 1440 King Ave., Columbus, Ohio.

Mr. Coulter asked what the light source is, and Mr. Beery said the lights are LED. Mr. Coulter asked Mr. Beery if the mall has already seen the new signage and lighting and if they approved the plans and Mr. Beery said yes. Mrs. Rodgers asked if the letters were red as shown in the sample drawing, and Mr. Beery said no, the letters will be black.

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. Piada received approval for two different versions of signage for the restaurant. Originally approved were solid black cast letters mounted at the edge of the canopy, with internally illuminated panels constructed approximately 3.5' behind the signs. The applicant would like to move forward with the original approval, and has submitted this application to clarify the proposal.
2. When originally approved, illumination behind the signs seemed to be in two separate panels. The intent was a continuous light box that wraps the corner of the building. For clarification, the application includes renderings drawn for another location, and the roof plan. The previously proposed light box was required to be evenly lit without hot spots.
3. Also, the lettering was depicted on the original drawings as cast letters. Proposed are 2.5" thick black letters made from HDU (high density urethane) with an aluminum backing.

Conclusions:

1. The proposed light box will illuminate more area than previously assumed, but is still acceptable.
2. The lettering is appropriate.

Mrs. Lloyd moved:

THAT THE REQUEST BY THOMAS BEERY TO AMEND CERTIFICATE OF APPROPRIATENESS #AR 49-12 AND AR 03-13 BY CLARIFYING THE LOOK OF THE LIGHT BOX AND SIGNAGE FOR PIADA AT 7227 N. HIGH ST., SUITE #130 AS PER CASE NO. AR 39-13, DRAWINGS NO. AR 39-13, DATED MAY 31, 2013, 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; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said the motion has been approved.

d. Balcony Shades – **649 High St., Unit 301** (Irene Zahm) **AR 40-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Staff had no concerns. Mr. Hunter asked if the applicant was present. Ms. Irene Zahm approached the microphone and stated her address is 649 High St., Unit 301, Worthington, Ohio. Ms. Zahm said the shades will be mounted from the inside and will not be visible when rolled up. Ms. Zahm said her unit faces the west and she needs them in order to have dinner outside. 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 is a proposal to place shades at the outside edge of a west-facing balcony on the third floor of the Worthington Inn condominiums.
2. The proposed shades would be beige, and pulled down only as needed.

Conclusion:

1. The proposed shades are appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY IRENE ZAHM FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SHADES AT 649 HIGH ST., UNIT 301 AS PER CASE NO. AR 40-13, DRAWINGS NO. AR 40-13, DATED MAY 31, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said the motion has been approved.

e. Amendment to Approved Garage – **93 E. New England Ave.** (Georgetown Builders) **42-13** (Amendment to AR 109-12)

Discussion:

Mrs. Bitar reviewed the facts from the application. Staff had no concerns. Mr. Hunter asked if the applicant was present. Mr. Bob White approached the microphone and stated he is with Georgetown Builders located at 1955 W. 5th Ave., Columbus, Ohio. Mrs. Bitar asked if the garage will be painted to match the house and Mr. White said yes. Mr. White said his company worked on the house ten years ago, and they will be sure to match the paint and trim. Mrs. Rodgers said she liked the new drawings better and felt it matched the simplicity of the home.

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. A new freestanding garage was approved for this property in October 2012, and this application would amend that approval. Access is from a gravel alley on the west side of the property. A gravel turnaround area is proposed in front of the new garage.
2. The proposed garage is 22' x 26', which is smaller than the previous version, and does not include a staircase leading to an attic storage area. The roof is no longer proposed to extend 3' beyond the garage walls which makes the previously proposed columns not necessary.
3. The proposed garage would still complement the existing house, with matching windows, vents, trim, materials and colors. Two single garage doors are proposed.

Conclusion:

1. The proposed garage is complimentary to the house and appropriate for the District.

Mr. Coulter moved:

THAT THE REQUEST BY GEORGETOWN BUILDERS TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 109-12 BY MAKING CHANGES TO THE PROPOSED GARAGE AT 93 E. NEW ENGLAND AVE. AS PER CASE NO. AR 42-13, DRAWINGS NO. AR 42-13, DATED JUNE 4, 2013, 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; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said the motion has been approved.

f. Signage – 657 High St. (Sassafras Bakery) AR 41-13

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Ms. AJ Perry approached the microphone and stated she is the owner and operator of Sassafras Bakery located at 657 High St., Worthington, Ohio. Ms. Perry said she would also like to paint the front door and the false door on the side the same color of yellow as in her sign. Mr. Hunter asked in regards to the indoor seating if Ms. Perry plans to expand the menu beyond bakery items and she said yes, she plans to offer chicken pot pie, quiche by the slice with a simple green side salad, and then eventually add soups, salads and sandwiches. Mrs. Rodgers mentioned the original approval for this location when it was Blue Frost Cupcake had outdoor seating and asked if Ms. Perry would be seeking approval for outdoor seating as well. Ms. Perry

said she would like to but she is limited to a total of fifteen seats because there is only one restroom. Ms. Perry asked if she added a bench outside of the store and if that bench would be included in the fifteen total seating amount. Mrs. Bitar said she would have to verify that with the Building Official. Ms. Perry asked if she would have to come back before the Board to have the bench approved and Mrs. Bitar said no, the area is located in the public right-of-way and the Public Service Director could make that decision. 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 install an 18" x 24" projection sign to advertise Sassafras Bakery. The sign is proposed to be mounted on an existing bracket between the storefront window and entrance on the front of the building. An awning for Blue Frost Cupcake is slated for removal.
2. Fifteen minute parking signs are proposed for the two spots on the south side of the building.

Conclusion:

1. The proposed signage is appropriate.

Mrs. Lloyd moved:

THAT THE REQUEST BY SASSAFRAS BAKERY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AND PAINT THE DOORS AT 657 HIGH ST. AS PER CASE NO. AR 41-13, DRAWINGS NO. AR 41-13, DATED MAY 31, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. Mr. Hunter said the motion has been approved.

C. Municipal Planning Commission

1. Conditional Use

- a. Restaurant Seating in C-5 Zoning District – **657 High St.** (Sassafras Bakery) **CU 06-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant had nothing further to add, and staff had no other concerns. There were no other speakers.

Findings of fact:

1. The applicant is requesting approval for a dining area inside the bakery. Restaurants are a Conditional Use in the C-5 Zoning District; therefore, the proposed seating must be approved by the MPC.
2. Seating for 15 people is proposed, and will be located in the front portion of the space.
3. Bakery hours are proposed to be 7:00 am to 7:00 pm, Monday thru Saturday, with Sunday hours possible in the future.

Conclusion:

1. The business is a welcome addition to Downtown Worthington, and the inclusion of a dining area is appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY SASSAFRAS BAKERY FOR A CONDITIONAL USE PERMIT TO HAVE RESTAURANT SEATING IN THE C-5 ZONING DISTRICT AT 657 HIGH ST. AS PER CASE NO. CU 06-13, DRAWINGS NO. CU 06-13, DATED MAY 31, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye.

D. There was no other business to discuss.

E. Mrs. Holcombe moved to adjourn the meeting at 8:29 p.m. Mr. Coulter seconded the motion. Mrs. Bitar called the roll. All members said, "aye".