

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

January 9, 2014

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; Mikel Coulter; Amy Lloyd; Jo Rodgers and Thomas Reis. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal.

A. Call to Order – 7:30 p.m.

1. Roll Call – All present
2. Pledge of Allegiance
3. Oaths of Office

Mrs. Bitar asked Commission members Mr. Coulter and Mr. Reis, and Board members Mrs. Lloyd and Mrs. Rodgers to please stand, and raise their right hands. All four affirmed they would faithfully uphold the duties of their positions.

4. Election of Officers

Mr. Coulter moved to re-elect the Board members as they presently are today: Mr. Hunter, Chairperson; Mr. Sauer, Vice-Chairperson; and Mrs. Holcombe, Secretary. Mr. Sauer seconded the motion. All Board members said, “aye”.

5. Approval of minutes of the December 12, 2013 meeting

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

6. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New
 - a. Addition, Roof, Windows – **573 Oxford St.** (Don P. Overmyer) **AR 02-14**

Discussion:

Mrs. Bitar reviewed the facts of the application. Mr. Hunter asked if the applicant was present. Mr. Don Overmyer and his wife Lori approached the microphone and stated they live at 573 Oxford St. Mrs. Bitar asked Mr. Overmyer what type of replacement windows would be used and Mrs. Overmyer said the windows are custom casement style windows. Mr. Overmyer said the Pella Architect Series of windows can be fabricated to match dimensions as far as the sills, siding and color. He said they are also more efficient. Mrs. Bitar asked if the trim on the outside of all the windows would be the same and Mrs. Overmyer said yes. Mrs. Holcombe asked if they would be replacing the big window in the living room and Mrs. Overmyer said no.

Mr. Sauer said the house has hipped roofs and he asked why they were not continuing the same style of roof on the addition. The Overmyers contractor, Mr. Daniel Backman, approached the microphone and stated he lives at 5709 Linworth Rd., Columbus, Ohio. He said that installing a gable style roof will allow his clients to have a larger attic space, and the roof can be better insulated, plus his clients preferred having a gable style of roof. Mrs. Overmyer stated at some point in the future they may want to convert the third floor into a bedroom like some of the other neighborhood houses have done. Mr. Overmyer said for now the attic will primarily be used for storage space. Mrs. Rodgers asked the Overmyers if they had any color samples to share. Mr. Overmyer shared material samples.

Mr. Hunter asked if there was anyone in the audience that wanted to speak either for or against this application and one speaker came forward. Mr. Robert Myers approached the microphone and stated he lives at 561 Oxford St., Worthington, Ohio, two houses south of the Overmyers. He said he is in favor of the changes they are making to their home and wanted to let the Board know he thinks this is a good project. There were no other speakers.

Findings of fact:

1. The homeowner would like approval to construct an addition above the existing one story portion at the rear of the house. The edge of the existing shed roof would remain. Tan vinyl siding is proposed for the addition. The existing siding on the sides and second story rear of the house is asbestos/cement siding. Cedar shakes are on the rear of the first floor. A different shade of paint will be used for the addition.
2. The addition would include small horizontally oriented windows, and double-hung windows. Replacement double-hung windows are proposed for the second floor front windows. The new windows for the addition and front of the house will match the existing window sizes, styles and trim.
3. A new gray asphalt dimensional shingle roof is proposed for the entire house.

Conclusion:

1. The proposed addition, and window and roof changes are appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY DON P. OVERMYER FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND REPLACE THE ROOF AND WINDOWS AT 573 OXFORD ST. AS PER CASE NO. AR 02-14, DRAWINGS NO. AR 02-14, DATED DECEMBER 20, 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, Mr. Sauer, nay, Mrs. Holcombe, aye, Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodger, aye; and Mr. Reis, aye. The motion was approved.

b. Signage – 5949 N. High St. (Dirk Lingrel/Bi’s Relaxing Massage) AR 01-14

Directions:

Mrs. Bitar reviewed the facts of the application. Mr. Hunter asked if the applicant was present.

Mr. Dirk Lingrel approached the microphone and stated his address is 2919 Gooding Rd., Marion, Ohio, along with Rougbi Duan of the same address, and Fong Soon of Reynoldsburg, Ohio.

Mr. Lingrel said they were previously located about five blocks south of the new location, but their lease was up and they need to move. Mr. Sauer asked if the building was changing colors, and Mr. Lingrel said no. Mr. Hunter mentioned he would not support a street sign that listed the business’s telephone number. He said the sign would be more effective with an address number, and appear less cluttered without the telephone number. Mr. Sauer said the signs do not need to list the name of the street either because potential patrons will realize that they are already on North High Street. Mrs. Holcombe and Mr. Coulter both agreed, only the street number is necessary. 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 freestanding sign is proposed for this business. Because the building is on the same parcel as Rutherford Corbin Funeral Home, a variance will be needed to erect an additional freestanding sign. A variance may also be needed for proximity to the right-of-way. Proposed is a 3’ high x 4’ wide double-sided MDO board sign, with 4” x 4” wood posts painted to match the tan outside edge of the sign face. White text identifying “BI’S RELAXING MASSAGE” and the address number is proposed on a green background. The sign is proposed to be externally illuminated with existing light fixtures.
2. A 3’ x 3’ wall sign is proposed between the front windows in the same color as the freestanding sign. The sign will have the business name and address number without the street name.

Conclusions:

1. The proposed signs are appropriate without the phone number and street name.

Mr. Coulter moved:

THAT THE REQUEST BY DIRK LINGREL FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AT 5949 N. HIGH ST. AS PER CASE NO. AR 01-14, DRAWINGS NO. AR 01-14, DATED DECEMBER 18, 2013, AND AMENDED SO THAT THE SIGN MAY HAVE THE STREET NUMBERS BUT NOT A TELEPHONE NUMBER, AND BOTH SIGNS WILL BE THE SAME COLOR AND STYLE, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye, Mr. Sauer, aye, Mrs. Holcombe, aye, Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodger, aye; and Mr. Reis, aye. The motion was approved. The motion approved.

Mr. Hunter asked the Architectural Review Board members to stay to hear the discussion about the Board's bylaws at the end of meeting.

C. Municipal Planning Commission

1. Conditional Use

- a. Personal Service in C-3 Zoning District – **5949 N. High St.** (Dirk Lingrel & Rongbi Duan/Bi's Relaxing Massage) **CU 01-14**

Discussion:

Mrs. Bitar reviewed the facts from the application, and adding the applicant has proposed being open from 9:30 a.m. to 10:00 p.m., Monday through Saturday, and 10:30 a.m. to 9:00 p.m. on Sunday. She also said two to three people will be working at this location at a time so traffic should not be overwhelming at any particular time. Parking is sufficient at this location for this type of use. No other negative impacts have been identified with this conditional use. Mrs. Bitar also said the applicant has agreed not to have a neon sign at this location, as they have had in the previous location. Board members had no other questions. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and one person came forward.

Ms. Michelle Harrison approached the microphone and stated her address is 5935 N. High Street, Worthington, Ohio. She said that she is a property owner at the Residences of Worthington and she has concerns about the Conditional Use Permit because their building is immediately next door to the applicant's proposed business. She feels there will not be enough adequate parking, and the traffic coming and going will hinder pedestrians. Ms. Harrison stated the building she lives in is zoned "SC", which is a unique district for higher density senior citizen housing, and she feels this new business will not be in character with the area. She suggested the proposed

use is not compatible with the adjacent residential uses. She is also concerned that granting this permit might establish a precedent for such uses located adjacent to residential areas. She requested the Commission members not approve this application. She also had a letter with her that was signed by thirty-two of her neighbors in the building asking the Commission to not approve this conditional use. Ms. Harrison gave a copy of the letter to Mrs. Bitar. There were no other speakers.

Findings of fact:

1. The applicants would like to operate a massage business at this location, which is on the same parcel as Rutherford Corbin Funeral Home and was formerly home to the Vet Clinic.
2. The business would be open from 9:30 a.m. to 10:00 p.m., Monday through Saturday, and 10:30 a.m. to 9:00 p.m. on Sunday. Two to three people will be working at this location at a time.

Conclusions:

1. The effect on traffic should be minimal.
2. Negative impacts on the environment and public facilities have not been identified.

Mr. Coulter moved:

THAT THE REQUEST BY DIRK LINGREL FOR A CONDITIONAL USE PERMIT TO OPERATE A PERSONAL SERVICE AT 5949 N. HIGH ST. AS PER CASE NO. CU 01-14, DRAWINGS NO. CU 01-14, DATED DECEMBER 18, 2013, 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. Coulter, aye; and Mr. Reis, nay. The motion was approved.

2. Subdivision

- a. Plat Amendment – Building Line – **470 Tucker Dr.** (Andrew M. Kennemer) **SUB 01-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Andrew Kennemer approached the microphone and stated he lives at 470 Tucker Drive, Worthington, Ohio. He said he and his wife have been long time Worthington residents, and they are very excited about this project. He said the house needs a lot of work and the front porch is an architectural element that would enhance their home. Mr. Kennemer said he has spoken with all of his neighbors and they are all in favor of the new porch. Mr. Hunter said he is a fan of traditional neighborhood development, which has livable front porches. Mr. Coulter

also believed this is a wonderful project. 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. When the Medick Estates subdivision was platted, required front building lines were shown on the plat. For Lot 50 (470 Tucker Dr.), the required setback is 150'. The lots to the east increase in distance 50' per lot; to the west the requirement decrease by 50' with the rest of the lots having a 100' building line.
2. The property owner is remodeling and adding on to the existing house, which is approximately at the 150' front building line. In order to add a front porch, a request has been made to move the building line south 15', resulting in a 135' building line.

Conclusions:

1. The proposed request should have a minimal impact on the neighborhood.
2. Final approval of the plat change must be by City Council.

Mrs. Holcombe moved:

THAT THE REQUEST BY ANDREW M. KENNEMER FOR APPROVAL TO CHANGE THE BUILDING LINE FOR LOT 50 OF THE MEDICK ESTATES SUBDIVISION, ALSO KNOWN AS 470 TUCKER DR., AS PER CASE NO. SUB 01-14, DRAWINGS NO. SUB 01-14, DATED DECEMBER 20, 2013, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL 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. Coulter, aye and Mr. Reis, aye. The motion was approved and recommended to City Council for approval.

3. Amendment to Development Plan

- a. Amendment to New Apartments – **160 W. Wilson Bridge Rd. & 125 Old Wilson Bridge Rd.** (M+A Architects/Crawford Hoying Development Partners) **ADP 01-14**

Discussion:

Mrs. Bitar reviewed the information from the staff memo, starting with the site lighting. Tom Linzell from M+A Architects was present to answer questions. Mr. Reis asked if all the light fixtures had the same finishes and Mr. Linzell said yes, the finished is called Titanium 4 aluminum. Mr. Sauer wanted to know why all the same light fixtures, such as W-7's, were not being used. Mr. Linzell said that W-7 light fixtures just light the building as an architectural accent, whereas the W-8 fixtures will aluminate the sidewalk.

Mr. Coulter asked what types of lamps are being used. Mr. Linzell said the W-8's are metal halide lights, and the W-7's are LED. Mr. Coulter asked if the LED lamps were cool or warm, and no answer was given. Mr. Coulter said he is concerned about different colors of light being used. Mr. Hunter agreed with Mr. Coulter.

Mr. Hunter asked Mr. Linzell if the Mall owners were okay with the new light fixtures since they will be placed on their property and Mr. Linzell said yes, because the pole lamps were taken from the mall specs. Mr. Sauer asked Mr. Linzell why they are not using the same type of lighting on the west side of the Building #2. Mr. Linzell said the new light poles are more for the pedestrian feel of the public areas between the mall and the apartments. Mr. Linzell said the taller light poles were intended for the safety of the residents and there are quite a few large pine trees in the back. Mr. Hunter felt two of the smaller light poles would look better in that area. Mr. Sauer explained the smaller poles would give the residential area more character. Mr. Linzell said he could run the photometrics with the smaller lights in the back area. Mr. Linzell asked the Board members if the changes could be discussed with City Staff, or would he need to bring the changes back before the Board.

Mr. Nelson Yoder approached the microphone and apologized for being late to the meeting. Mr. Yoder was sworn in by Mrs. Bitar. He said the types of light poles being used were a matter of economics and he will take a look at the options. He said that the new light poles are approximately \$5,000.00 each after installation verses the cost of reusing old fixtures. Mr. Yoder said eight new poles would cost an additional \$40,000.00. Mr. Sauer suggested moving some of the other fixtures. Mr. Yoder said he would like approval tonight so the poles and fixtures could be ordered. Mr. Coulter wanted clarification as to what was being approved this evening. Mr. Hunter said everything except the west side could be approved at this point, and Mr. Yoder said that would be great. Mr. Hunter said Mr. Yoder would not have to come back before the Board if they are agreeing to use the smaller decorative light poles on the west side of the apartment building. If that is not the case, Mr. Hunter said Mr. Yoder would have to bring his argument back before the Board as to why the larger light poles should be used.

Mrs. Bitar explained that the electric meters need to be on the outside of Building #2. Mr. Linzell explained that AEP needs to have the meters on the outside of the building so radio frequency meter reading can occur.

Mr. Coulter said open access is needed in front of the doors for the transformers and did not think AEP would agree to the removable fence panels for access. Mr. Linzell said there is not enough room in that area to have both the screening and the clearance. Mr. Coulter said the fence will need to be put on hinged gates so AEP has easy access to that area. Mr. Coulter said that Mr. Linzell can have that discussion with AEP, and then come back to the Board for further review. Mr. Linzell asked if AEP was okay with the current plan if they could move forward, or come back for review with an alternate plan if AEP did not agree. Mr. Coulter said that should be fine.

Next for discussion were the bicycle racks. Mr. Sauer asked if other styles of bicycle racks could be used instead of the "Leaning Bikes" style. Mrs. Bitar said that particular style of bike rack,

along with the inverted U, was voted on and chosen by the residents of Worthington. Mr. Myers explained that some of the bike racks were purchased with private funds and he likes them.

Mrs. Bitar discussed the tree sizes that are to be used for the project, stair tower glazing, and sliding doors to be used for the balconies. She also said that screening would be done if necessary for satellite dishes and mechanicals if they can be seen on the roof.

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 is seeking approval for items not approved at the last MPC meeting, and for minor modifications. Signage has not yet been identified.
2. Lighting:
 - Site:
 - Five light poles are proposed for reuse, three of which will be relocated: two along the west edge of the Building #2 parking lot, and one in a parking lot island near the western Shops at Worthington Place entrance. The poles west of Building #2 will not be replaced without MPC approval. Lower decorative light poles in that area are preferred.
 - New 15' tall black decorative poles (P1) are proposed in the area between the Shops and Building #2, and south of Building #2.
 - Buildings:
 - On the front of Building #1 wall washing light fixtures (W7) are proposed.
 - Wall-mounted flood lights (W8) are proposed to illuminate the sidewalk along the west and north sides of Building #1.
 - Vertically oriented aluminum fixtures (W9) are proposed for the parking garage entrances, and at the Building #2 pedestrian entrances (W10).
 - All fixtures will have the same aluminum colored finish and color of light source.
 - Photometric plan:
 - The maximum illumination for a single location is 6.7 footcandles; the minimum 0.1 footcandles.
 - Average illumination is shown as follows on the draft:
 - Building #2 east lot – 2.2 footcandles
 - Building #2 west lot – 2.1 footcandles
 - Building #1 – 1.7 footcandles
 - Shops parking area – 2.6 footcandles
3. Electric Meters:
 - Building #2 meters are proposed on the west side, north of the parking garage entrance. The meters will be painted to match the adjacent surface.
 - Building #1 meters are proposed in the courtyard/amenity deck area.

4. Transformers:
 - Proposed transformer location for Building #2 has moved to the area west of the parking lot entrance. Wichita Blue Junipers and Red Knockout Shrub Roses are proposed for screening, including to the west if needed.
 - Building #1 transformers along the eastern wall are proposed to be screened with a cedar shadowbox fence. The proposed fence would vary in height with the grade to a maximum 6', and have removable or hinged panels for access.
5. Bicycle Racks:
 - The racks formerly shown near the intersection of Wilson Bridge Rd. and Corporate Hill Dr. have been moved to a location by the pedestrian entrance to Building #1's offices and lower parking deck.
 - Near the northeast entrance to Building #1 the racks were moved and the sidewalk reconfigured to allow for bicycle parking and pedestrians.
 - As in the last approval, bicycle racks are shown north of the Building #2 east elevation pedestrian entrance.
 - Inverted "U" bicycle racks are proposed, however 1 "Leaning Bikes" rack will be placed.
6. Trees:
 - Wilson Bridge Rd. tree lawn trees are proposed to be 4" caliper Autumn Flame Red Maple.
 - Most of the other deciduous trees are proposed to be 3" caliper at planting.
7. Stair tower glazing is proposed as shown in the elevations.
8. Sliding doors are now proposed instead of swinging doors for the balconies.
9. If satellite dishes are desired, they would be installed on the rooftops. As with the rooftop mechanicals, dishes would be screened if visible from neighboring properties.

Conclusion:

1. The proposed amendments maintain the character and integrity of the development.

Mr. Coulter moved:

THAT THE REQUEST BY M+A ARCHITECTS TO AMEND THE DEVELOPMENT PLAN FOR THE APARTMENTS AT 160 W. WILSON BRIDGE RD. AND 125 OLD WILSON BRIDGE RD. AS PER CASE NO. ADP 01-14, DRAWINGS NO. ADP 01-14, DATED DECEMBER 20, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **THE LIGHT FIXTURE COLOR WILL BE THE SAME**
- **THE COLOR OF THE LAMP SOURCES WILL BE THE SAME**

- **THE ELECTRIC METERS ARE TO BE PAINTED TO MATCH ADJOINING SURFACE**
- **DECORATIVE LIGHT POLES BE USED ON THE WEST SIDE OF BUILDING #2 AND NEED FURTHER REVIEW BY THE MPC**
- **ONLY THE FOUR TRANSFORMERS SHOWN ON SHEET E0.10 ARE APPROVED FOR THE EXTERIOR. IF THE TRANSFORMER SCREENING NEEDS TO CHANGE, REVIEW BY THE MPC IS NECESSARY.**
- **THE COMMISSION RECOMMENDS THAT ONE (1) OR MORE OF THE BIKE RACKS BE OF THE “LEANING BIKES” STYLE**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

4. Planned Unit Development

Mrs. Bitar wanted the record to reflect that Mrs. Lloyd recused herself from participating in the discussion of this matter.

- Preliminary Plan for Planned Use District – Senior Housing – 173 & 181 E. Wilson Bridge Rd. & Northhigh Acres Lot #17 (The Woda Group, Inc.) PUD 01-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked Mrs. Bitar if the design standards she was discussing were approved. Mrs. Bitar said no, the current plan is to create a whole new zoning district for the entire corridor. Mr. Sauer asked if the discussion about the PUD is appropriate since the design standards have not been finished yet. Mrs. Bitar said yes, because this matter could help to form what the standards should be in the zoning district. If there are things that seem at odds with what has been decided as part of the study then now would be a good time to flush out the elements that do not belong in the corridor.

Mr. Myers addressed Mr. Sauer’s concerns and said the Commission has been asked to recommend a Planned Unit Development zoning; therefore everything is on the table for negotiation, not just the typical architectural features. Mr. Myers also said this is the first project coming in to the E. Wilson Bridge Road Corridor and all of the time and energy that has been put into this project over the past three years is consistent with what has been envisioned going forward. He also said since this applicant has asked for rezoning, the Commission will also need to take a look at appropriate use, parcel layout, and some of those core issues first. Mr. Myers said this project will allow the Commission to incorporate and refine some of those design guideline standards, which makes this an incredibly important discussion over the course of the next few meetings.

Mr. Hunter asked if the applicant was present. Mr. Joseph McCabe, Vice President of Development for the Woda Group, 229 Huber Village Rd., Westerville, Ohio introduced himself. Mr. Hunter asked Mr. McCabe what he expected out of this evening’s meeting. The Woda Group is hoping the Commission will recommend the rezoning to City Council, knowing they

would have to come back for the final approval plan. He said this is the preliminary plan which would set the standards, allow for time to work with City staff, for dialog and informational sessions with the community, and address the neighbors' concerns. Mr. McCabe said they want to be a great neighbor. Mr. Hunter said he will be listening a lot, but not moving forward with anything really quickly. He said the Commission must walk through this process very carefully.

Mr. McCabe said there is not a real rush for development, but they are seeking tax credits from the state for the project, so they have a deadline related only to the zoning matter, not making this project into a final plan. He said if the Woda Group was able to successfully get the rezoning they need to keep this project moving forward they would come back to the Commission in June to discuss the other details. Mr. McCabe said they still need to secure the financial details and would be a process over next winter with a commercial build out of about thirteen months or so. He said their main goal right now is to get the area re-zoned.

Mr. McCabe said what they are proposing is a 42 unit project, with a value of about 6.4 million dollars' worth of improvement. Mr. McCabe pointed out that one of the parcels in question has a vacant troublesome house on it that has been an eye sore for quite some time. Part of this project will include removing that home. He said that Woda Group is a local business. They have been in the development business for twenty years, with their headquarters is located in Westerville, Ohio. They also have offices in four other states. Since the headquarters is nearby, they would like for this project to be one of their "show pieces". They have had over 200 hundred projects in Ohio, Pennsylvania, and Indiana. They own all of their projects except for one, and unlike other companies that build apartments; they hold on to and maintain their properties for a very long time. Mr. McCabe said they would also like to be the first to build a LEED certified commercial building within Worthington, Ohio, with green efficient options. He also believes his company can offer something unique to the senior citizen community.

Mr. McCabe discussed the power point presentation he brought with him showing the four different types of projects the company normally builds which show the quality and standards they adhere to. He said they want to build something that lasts for a very long time. Some of the types of construction they do are multi-family buildings; examples were shown on the overhead projector, and single family housing. Mr. McCabe said they also do their own construction of these projects to make sure quality materials are being used and that higher standards are maintained.

Mr. McCabe said their company has also purchased run down properties and turned them around with significant rehabilitation. He showed before and after photographs.

Mr. McCabe feels the two-story building being proposed would work best in this area. It would be adequately surrounded with great landscaping creating a buffer area, which would be decided with neighbors. He said they are willing to meet all the design guidelines Mrs. Bitar discussed earlier, but they want to go above and beyond that level.

Mr. Hunter asked Mrs. Bitar if setbacks have been determined yet, and Mrs. Bitar said yes, this group has setbacks marked on their drawings. Mr. Hunter said two of the elevations are missing.

Mr. Coulter asked Mrs. Bitar to elaborate on the items that are missing from this plan. Mrs. Bitar said a path easement will need to be addressed.

Mr. Myers said this proposal takes up a possible office parcel. He asked Mr. McCabe if there was any way that this project could be moved one parcel to the east and Mr. McCabe said yes. Mr. McCabe said about three and half hours prior to the start of tonight's meeting, the Woda Group was able to get a hold of the parcel at 199 E. Wilson Bridge Rd., and they would be prepared to amend their application. Mr. Myers thanked Mr. McCabe for his willingness to work with the Commission and staff members. Mr. Myers asked if Mr. McCabe had an expiration date on his interest in the property and Mr. McCabe said no. Mr. Myers asked Mr. McCabe what the deadline was for the state tax credits and Mr. McCabe said an application needs to be submitted by February 20, 2014.

Mr. McCabe asked the Commission as to what they would like to see the Woda Group come back with in order to move forward with this process.

Mr. Sauer said more elevations would be very helpful to begin with. He said one of his reservations is the requirement that this project would be twenty feet from the road, and he feels that no one would want to live that close to a major thoroughfare. Mr. Sauer feels there should be some sort of buffer between the road and the buildings. Mr. Hunter said he is not sure where the right-of-way line is, but the setback would be twenty feet from the right-of-way.

Mr. Hunter asked if there was anyone present that wanted to speak about this application and several people raised their hands. Mr. Hunter asked them if they had been sworn in yet and a few people said no they have not. Mrs. Bitar swore in the remaining speakers.

The first speaker was Gary Rutledge, of 162-164 Northhigh Drive, Worthington, Ohio. He said he was on the Steering Committee, along with Mrs. Bitar and other local residents to work with Bird Houk to establish design guidelines for the Wilson Bridge Road Corridor Study, and he does not believe that those guidelines were ever finished. Mr. Rutledge said it seems like the Commission is asking the Woda group to finish the design guidelines for us. Mr. Rutledge said he is a member of the Steering Committee that is waiting to finish the design guidelines.

He said he is curious as to what "affordable senior housing" means. He asked if this will be a federal subsidized housing project and what kind of clientele would they have in the neighborhood. Mr. Rutledge said he would like to address one of Mr. Sauer's concerns about setbacks, and said one thing that came out of the Steering Committee, was to bring buildings closer to Wilson Bridge Road, so there would not be a sea of asphalt on the office side as well as the residential side of that street. The area is supposed to be a corridor that would be defined by buildings, architecture, landscaping, and site amenities that created an environment down Wilson Bridge Road that was enhancing not only for McCord Park and the walking opportunities but also to the Shops at Worthington Place, and retail concessions that are available to the community. Mr. Rutledge would like to see the design guidelines finished before moving forward with this project.

The second speaker was Graham Cochran, of 160 Northhigh Drive, Worthington, Ohio. Mr. Cochran said he took over as a member of the Steering Committee for Mr. Rutledge, and he

would like to continue and help finish the plan that was originally started back in 2011 before the Commission makes decisions on a the Planned Unit Development. He said there are some exciting things that are planned that he saw in the presentation at the meeting this evening, but he wants to make sure that the Commission moves forward with adopting the design guidelines first.

He said some of the specific concerns are buffering, setbacks, screening requirements and front yard setbacks, and making the community more walkable.

The third speaker was Art Covan, of 129 Cherokee Dr., Westerville, Ohio. Mr. Covan said that he was present at the meeting to represent the homeowner of 173 E. Wilson Bridge Rd., Wilhelmina Jay. Mrs. Jay was unable to attend the meeting. Mr. Covan said the house needs to be torn down right away, and the house has all kinds of vermin living inside. Mr. Covan believes the plan to build apartments for seniors is a good one.

The fourth speaker was Larry Wendling, of 7060 Rock Woods Place, Worthington, Ohio. Mr. Wendling said he wanted to echo what Mr. Rutledge and Mr. Cochran said about finishing the design guidelines before moving forward with the application that was heard this evening. As applications come in for development, the Commission would have a checklist of items that have been agreed upon by the community, and the Council, to make sure that future applicants address those issues. He said the corridor is very important to the neighborhood. Mr. Wendling said he applauds the developer for suggesting a two-story building, because one of the debates that went back and forth amongst the steering committee members was whether buildings should be two-story or three-story. He feels a two-story structure would fit the neighborhood better. Mr. Wendling said that two of his main concerns are setbacks and screening. He said he was not sure what the developer meant by "per City requirements" when discussing screening. Mr. Wendling said when the newest bank on High Street and Highland Avenue was constructed and abutted against the neighborhood, the screening consisted of a high mound with trees planted on it, not the typical six foot solid fence between residential and commercial property. He said he was uncertain as to what the standards of screening are for Worthington. Mr. Wendling said there is also some concern about the trees in the neighborhood. He does not want to see large twenty-four inch trees being replaced with two inch trees. He wants to make sure the guidelines are in place before applications are sent to City Council so that Council can be assured the neighborhood will support rezoning, and everybody will be happy.

The fifth speaker was Mr. David Nebbergall of 7011 Rock Woods Place, Worthington, Ohio. He said he was present to support his neighbors. He said he does not have anything against what is going on right now, and the lots located on East Wilson Bridge Road that are being discussed this evening have not been taken care of and something needs to be done. He wanted to thank the Board, especially Mr. Hunter and Mr. Myers for being cautious and taking the correct approach to this matter. He asked why West Wilson Bridge Road is different. Mr. Nebbergall would like to see the same treatment of care and concern for the East side of Wilson Bridge Road that the West side received: the architecture, the feel, the design, the light posts, whatever the Commission feels will be fit.

The sixth speaker was Mr. Phillip Rolick. He said he lives at 163 E. Wilson Bridge Rd., Worthington, Ohio. Mr. Rolick said he is against the rezoning. He said the parking lot would be next door to their home and they do not want to be bothered by the traffic and noise. He said they have been living there since the 1970's and they love their land.

There were no other speakers.

Mr. McCabe said he appreciated hearing from the neighbors, and that he enjoys working with Mr. Brown and Mrs. Bitar. He said he frequently deals with PUD's in other neighborhoods, and what he heard this evening is pretty consistent with the concerns of other communities. He said he looks forward to working with everyone while going through this process to continue the project. Mr. McCabe said his company has abided by and followed a comprehensive plan that has been adopted, minus the zoning, and as an applicant, he asked what the next steps would be. He believes this is a very exciting project and one that will be beneficial to the community.

Mr. Myers said they have all wrestled with the question about what to do next. He thanked Mr. McCabe for his open mind, and his willingness to work with everyone. He said this will be a slow process with a lot of give and take, and suggested that Mr. McCabe give Mrs. Bitar a call in the morning to discuss the next steps.

Mr. Hunter agreed and said he cannot answer the developers question at this point in time as to what the next steps are, but the design guidelines are a priority before moving forward. He also added that he does like the project, and feels that this development will be good for the community. Mr. Sauer agreed, and said he wants to make sure this project succeeds, but they need a little guidance to make sure that happens.

Mrs. Holcombe moved to table the application. Mr. Coulter seconded the motion. All members said, "aye". The motion was tabled.

D. Other

Mr. Lee Brown said the last time the Bylaws for the Commission were reviewed was in 1996. Mr. Brown said he was advised by the Law Director, Pam Fox, to update and revise the Bylaws for the Architectural Review Board and the Municipal Planning Commission. He said he was going to go over the details and that the Board members did not need to take a vote at this point in time.

Mr. Hunter asked the members if they would like to move forward and adopt the revised Bylaws for the Architectural Review Board and Municipal Planning Commission. Mr. Sauer moved to adopt the revised Bylaws and Mr. Coulter seconded the motion. All members said, "aye". The motion was approved.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 10:40 p.m.. Mr. Coulter seconded the motion. All members said, "aye". The meeting adjourned.