

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

February 13, 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; Thomas Reis; 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. Amy Lloyd and Lee Brown, Director of Planning, were absent.

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the January 23, 2014 Meeting

Mr. Coulter moved to approve the minutes, and Mr. Reis seconded the motion. All members said, “Aye”.

4. Affirmation/swearing in of Witnesses

**B. Architectural Review Board**

1. New
  - a. Generator – **219 E. Granville Rd.** (Waibel Electric Company Inc./Walsh) **AR 05-14**

Discussion:

Mrs. Bitar reviewed the facts from the application, and added the applicant is proposing to place the generator in front the fence at the northeast corner of the house, and not behind the fence as originally stated in the staff memo. Mrs. Bitar said a variance will be needed and they will also need to make sure the generator is screened from the right-of-way. Mr. Sauer said he is not comfortable with the proposed location.

Mr. Hunter asked if the applicant was present. Mrs. Mary Kay Walsh approached the microphone and stated she lives at 219 E. Granville Rd., Worthington, Ohio. Mrs. Walsh said there is already an air conditioner and gas meter behind the fence, so if the generator were behind the fence it would interfere with two perennial beds. She said the wiring connection would have to go underneath the beds, which would cause a lot more expense and would ruin the beds. Mrs.

Walsh said she has two bedrooms on the side of the house that view the flower gardens and she did not want to relocate the flower gardens.

Mr. Coulter asked Mrs. Walsh if the fence could be extended to jog around the generator. Mrs. Walsh explained there are seven major posts in her fence and extending the fence would be difficult, and involve more expenses.

Mrs. Rodgers asked Mrs. Walsh what she is proposing for screening. Mrs. Walsh said they were considering evergreen shrubs, or maybe boxwood shrubs like she has around her front porch. Mrs. Walsh said she is open to suggestions. Mrs. Rodgers said the screening will have to be thirty inches high at installation. Mrs. Walsh thought evergreen shrubs would probably be the only choice.

Mr. Hunter said only one new wood post would be needed to extend the fence, and the fence would solve the need for quick screening from Dublin-Granville Road. Mrs. Holcombe said Mrs. Walsh has a beautiful yard, and the proposed placement of the generator would be easily seen from the street. Mrs. Holcombe agreed the generator needs to be placed behind the fence, or the fence needs extended to jog around the unit. Mrs. Walsh said she had not planned on such additional expenses, and the person that installed her fence is no longer around.

Mr. Hunter said he was not sure if Mrs. Walsh would get approval from the Board for the proposed location of the generator. Mr. Sauer asked Mrs. Walsh if she would like to table the application to do some research for an alternative plan. Mrs. Walsh explained she would like to proceed with her application and locate the generator on the south side of the fence, and return to the Board if a different plan is desired. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

### **Background & Request:**

The property is located on the south side of E. Granville Rd. in the S-1 Zoning District. It is adjacent to single family dwellings on the west and south sides, and E. Granville Rd. Park to the east. The house was originally constructed in 1880, and has been added onto over the years.

The homeowners would like to install a generator on the east side of the house, approximately 45 feet from the side property line. The proposed generator would be placed behind an existing picket fence, and screened with additional landscaping.

### **Land Use Plans:**

#### Worthington Design Guidelines

Although not specifically addressed in the guidelines, mechanical equipment such as condensing units and generators have typically been approved by the Architectural Review Board if there is appropriate screening from the right-of-way and neighboring properties.

## Worthington Comprehensive Plan

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

### **Findings of fact & Conclusions:**

1. The proposed generator location on the east side of the house, at approximately 45' from the side property line would exceed the 25' required side yard in the S-1 Zoning District.
2. There are no residential neighbors to the east. E. Granville Rd. Park has vegetation along its west property line.
3. There is existing vegetation to screen the generator from the east and a picket fence and vegetation to the north. From the south and west, the unit would be screened by the house. The property owners assure appropriate landscaping will be added if there is any view from off of the property. Screening seems adequate.
4. Improvements to existing residential properties are encouraged.

### **Recommendations:**

Staff is recommending *approval* of the application. Staff feels placement of a generator is a property improvement that should be encouraged in the City.

Mr. Coulter moved:

**THAT THE REQUEST BY WAIBEL ELECTRIC COMPANY INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A GENERATOR AT 219 E. GRANVILLE RD. AS PER CASE NO. AR 05-14, DRAWINGS NO. AR 05-14, DATED JANUARY 29, 2014, BE APPROVED AND AMENDED TO LOCATE THE GENERATOR ON THE SOUTH SIDE OF THE EXISTING FENCE, 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. Coulter, aye; Mrs. Rodgers, aye; and Mr. Reis, aye. The motion was approved.

## **C. Municipal Planning Commission**

### **1. Conditional Use Permit**

- a. Arts & Crafts in C-3 Zoning District – **6511 Proprietors Rd.** (Jacob Dehus) **CU 02-14**

## Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Jacob Dehus approached the microphone and stated his address is 201 Pingree Dr., Worthington, Ohio. Mrs. Holcombe said she is excited to have a business such as this in Worthington. There were no other comments or questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

## Background & Request:

The west side of Proprietors Rd. is a mixture of C-3, AR and S-1 zoning. The east side of Proprietor's Rd. is in the I-1 Zoning District. The 10,660 square foot building at 6511 Proprietors is in a stretch of the C-3 Zoning District which extends from Schrock Rd. to three parcels south of this property. There is a residence to the north (a non-conforming use); Wilson Hill Elementary School's sports fields to the west; a commercial building to the south; and the former Slotter Concrete (now a vacant lot) across Proprietors Rd. to the east. A chain link fence and vegetation are between this parcel and the school fields.

"Arts and Crafts" is defined in the Code as an establishment in which the primary function is the sale, display, production and/or instruction of arts or crafts. "Arts and Crafts" is a Conditional Use in the C-3 Zoning District, and this request by Jacob Dehus of Jacob Dehus Designs LLC is for a Conditional Use Permit to operate an "Arts and Crafts" business at this location.

Jacob Dehus Designs LLC is an artisan design and fabrication studio which specializes in handcrafted furniture, concrete countertops, and other custom home accessories. The proposed space would consist of showroom and studio space for use by fewer than 10 employees, interns and clients, and operate during typical office hours. The business plan involves the use of sustainable and recyclable materials and the maintenance of a healthy and safe work environment that would not have an impact on the neighboring properties.

## Land Use Plans:

### Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan stresses the importance of local business as a means to support municipal services provided to residents. Successful small businesses can grow into larger employers and they can also attract or spin-off other related businesses.

## Findings of fact & Conclusions:

1. Effect on traffic pattern- The business has less than 10 employees and a minimal amount of deliveries. Clients will visit the location and the business plans to conduct occasional seminars and workshops. Parking is available on site in front of and behind the building, but is not striped. The amount of traffic is typical for businesses in this corridor.

2. Effect of public facilities- No effect has been identified.
3. Effect on sewerage and drainage facilities- The effect would not change with this use.
4. Utilities required- Additional utilities would not be required.
5. Safety and health considerations, noise, odors and other noxious elements- The business would follow OSHA standards, and does not emit anything into the environment outside of the building. No bothersome noises have been identified.
6. Hours of use- Generally, the business would operate Monday through Friday from 7:00 am to 6:00 pm, which is typical of many business in the corridor, and should not disrupt the neighboring uses.
7. Shielding and screening for neighbors, appearance and compatibility with the general neighborhood- The existing building and site will be used with no exterior changes, other than a sign, although an upgrade in appearance would be welcomed. Existing vegetation provides screening and is not proposed to change.

### **Recommendations:**

Staff is recommending *approval* of the application. Staff feels this Arts and Crafts business would be a good addition to the Proprietors Rd. corridor.

Mr. Reis moved:

**THAT THE REQUEST BY JACOB DEHUS FOR A CONDITIONAL USE PERMIT TO OPERATE AN ARTS AND CRAFTS BUSINESS IN THE C-3 ZONING DISTRICT AT 6511 PROPRIETORS RD. AS PER CASE NO. CU 02-14, DRAWINGS NO. CU 02-14, DATED JANUARY 30, 2014, 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; Mrs. Rodgers, aye; and Mr. Reis, aye. The motion was approved.

## **2. Amendment to Development Plan**

- a. Expansion – **200 Old Wilson Bridge Rd.** (Harvey Schwager/Worthington Industries)  
**ADP 02-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Harvey Schwager approached the microphone and stated his address is 274 Marconi Blvd., Suite 200, Columbus, Ohio 43215. Mr. Schwager said in addition to the

proposed building changes, a generator will need replacement. Mr. Sauer felt all three landscape scenarios were appropriate and could be approved. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application, and no one came forward.

### **Background & Request:**

This 6 acre property is located on the north side of Old Wilson Bridge Rd. in the C-2 Zoning District, and has an approved Final Development Plan. Application must be made when the property owner wishes to change, adjust or rearrange buildings, parking areas, entrances, heights or yards, following approval of a Final Development Plan. When variance requests are included, the modification must be approved by City Council.

Worthington Industries has been headquartered at this location since 2003 and employees were recently added in the office building to the east at 100 Old Wilson Bridge Rd. There are office buildings to the west and south, and the I-270 right-of-way is adjacent to the north. The required setback for buildings along freeways is 50 feet.

A significant renovation of the 200 building is being undertaken. During construction, space is being leased on W. Wilson Bridge Rd. to temporarily house employees, and a temporary office trailer is planned for use by auditors. The recent improvements approved by the Municipal Planning Commission were for a walkway and canopy to connect the 100 & 200 Old Wilson Bridge Rd. buildings, and a new front entry for 200 Old Wilson Bridge Rd.

This request is for approval to expand the employee fitness center; construct a conference center and employee café on the first floor with an exterior plaza on the roof of the fitness center; and create new outdoor landscaped space for use by employees. All work is proposed at the rear of the building, and the project will encroach into the required rear 50' setback.

### **Land Use Plans:**

#### Wilson Bridge Road Corridor Study

The study identifies this area as "Office" to accommodate large-scale office development and redevelopment with freeway visibility. This area is intended to serve local, regional, national and international tenants. Quality design is supported in the study.

#### Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan stresses the importance of local business as a means to support municipal services provided to residents. The plan points to the success of the freeway commercial area as being critical to the health of the City.

### **Findings of fact & Conclusions:**

1. With the increased number of employees at Worthington Industries, expansion of the fitness center is warranted. Existing square footage is close to 121,000 square feet. The

proposed expansion is 3000 sf, and would extend 40' to the north. The only wall of the fitness center that would be seen is on the west side. Storefront glass to match the existing building is proposed. The other walls of the center would be hidden by the grade.

2. The roof of the fitness center is proposed as a plaza for a new conference center and employee café to be constructed on the first floor of the building. Beyond the plaza, the area is proposed to be re-graded and landscaped for use as an outdoor space for employees to use. Three designs of the plaza and landscaped area have been submitted, and the applicant is seeking approval to proceed with the basic designs. All have similar features: rooftop plantings; hedges and groundcover; seatwalls; skylights in the plaza floor for the fitness center; stairs to the fitness center; a rail around the terrace; and a walk connecting to the east side of the building. Final design could be an administrative approval.
3. The variance being sought is for the addition to extend to 10' from the north property line, rather than the required 50'. In this location the grade difference and distance from the right-of-way line to the roadway is substantial, so the project will not impact I-270. Existing vegetation in the right-of-way will not be touched as part of the project.
4. Worthington Industries is considering placement of a generator on the west side of the building, but exact location and screening details have not been decided. The unit could also be an administrative approval.
5. Re-investment in the Wilson-Bridge Rd. corridor is important for the long term success of the City. Worthington Industries commitment to improving this location is significant.

### **Recommendations:**

Staff is recommending *approval* of the application. The proposed changes and level of investment are appropriate for the corridor. The location of the new structure in the required setback will not impact the adjacent right-of-way, and should be allowed. Final design of the plaza and landscaping, and possible location of a generator, should be allowed without further review by the Municipal Planning Commission. Those changes would be required to maintain the character and integrity of the original development.

Mrs. Holcombe moved:

**THAT THE REQUEST BY HARVEY SCHWAGER FOR APPROVAL OF AN AMENDMENT TO DEVELOPMENT PLAN TO MAKE IMPROVEMENTS TO THE REAR OF THE BUILDING AT 200 OLD WILSON BRIDGE RD. AS PER CASE NO. ADP 02-14, DRAWINGS NO. ADP 02-14, DATED JANUARY 29, 2014, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, WITH ANY LANDSCAPE CHANGE TO BE APPROVED BY CITY STAFF**

**AND IF A GENERATOR IS INSTALLED, THE SCREENING WILL BE APPROVED BY CITY STAFF.**

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

**D. Other**

There was no other business to discuss.

**E. Adjournment**

Mrs. Holcombe moved to adjourn the meeting at 8:14 p.m. Mr. Coulter seconded the motion. All members said, "Aye".