



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

June 12, 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 (arrived at 7:53 p.m.); Kathy Holcombe, Secretary; Mikel Coulter; Thomas Reis; Amy Lloyd; and Jo Rodgers. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning and Building; 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
2. Pledge of Allegiance
3. Approval of minutes of the May 22, 2014 & May 29, 2014 meetings

Mr. Coulter moved to approve the minutes, and Mr. Reis seconded the motion. All members voted, "Aye".

4. Affirmation/swearing in of Witnesses

B. Architectural Review Board

1. New

- a. Siding – **787 Oxford St.** (Edwin & Chasity Hofmann) **AR 22-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Chasity Hofmann approached the microphone and stated she lives at 787 Oxford St., Worthington, Ohio. Mrs. Hofmann brought in a color sample of the gray material to show to the Board members. She said the gutters will also be upgraded. Mrs. Hofmann said with the paint selection, she is hoping to enhance the beautiful features of the home, such as the window panes, and the trim work. The upper eave area will be a darker slate color, and the rest of the

home would be the color of gray stone. The color of the garage will be all slate. The charcoal granite pavers recently installed for the drive will match the color scheme. The porch was wrapped with vinyl that was rotting in the interior, and falling apart, including the posts. Mrs. Hofmann said they plan to keep the porch open and restore the columns to make them stronger and longer lasting. She said there is an original photo of the house which shows the house never had a railing. Mrs. Hofmann said she understands the Building Code allows an open porch without a railing as long as the porch is no higher than thirty inches.

Mr. Coulter asked Mrs. Hofmann if the house has vinyl siding now, and she said yes. Mrs. Holcombe said she believes this project will be a big improvement. The Board members had no other 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 & Conclusions

Background & Request:

This structure was constructed in 1919, and small changes have been made over the years. The most recent approval by the ARB in December 2013 involved extending the deck, and adding a pergola and fencing to the rear. At that time, removal of the existing vinyl siding with possible use of the wood siding underneath was discussed. The property owners are now asking for approval to replace the vinyl siding on the house, reporting the wood siding is not salvageable.

Project Details:

1. The existing vinyl siding is gray Dutch lap style. There is white trim on the house.
2. Triple 4" vinyl beveled siding is proposed for the house and garage. "Greystone" and "Slate" are the proposed colors, with the wood trim being patched and painted beige. The proposed vinyl is thicker than the existing, which along with the style should more closely resemble wood siding.
3. The proposed siding should be an improvement.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

"Wood siding is the preferred exterior material for new buildings, additions to existing buildings, or new garages and outbuildings. The siding should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding."

"If replacement siding is installed over or in place of wood siding, it should be located only where the original siding was used. Avoid removal of or damage to window and door surrounds, ornamental elements such as eave brackets, and decorative panels or shingled areas. The new siding should match the thickness and width of the old as closely as possible. Consider removal of existing replacement siding, including cement-asbestos, but only if the underlying original siding is in good condition or can be repaired."

When reviewing applications in the Architectural District, the Board should give consideration to the compatibility of design and materials.

Mr. Reis moved:

THAT THE REQUEST BY EDWIN & CHASITY HOFMANN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIDING AT 787 OXFORD ST., AS PER CASE NO. AR 22-14, DRAWINGS NO. AR 22-14, DATED MAY 21, 2014, 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; Mrs. Rodgers, aye; and Mr. Reis, aye. The motion was approved.

b. Windows – **168 E. South St.** (Joe Amirault) **AR 23-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Joe Amirault approached the microphone and stated he is the applicant for the project at 168 E. South St., Worthington, Ohio. Board members had no questions. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of Fact & Conclusions

Background & Request:

This house was constructed in 1949, with a major addition/renovation being completed in the early 2000's. This proposed work is remodeling of the kitchen, which is mainly interior but involves a change to windows.

Project Details:

1. Removal of a double-hung window and installation of 2 small awning windows is proposed for the first floor of the east elevation.
2. The framing and color for the proposed windows will match the existing windows in the house. It is presumed the filler siding will match the existing siding on the house.
3. The proposed change to the windows does not change the character of the house.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Window materials such as clad wood can be acceptable if they have the correct profiles.

When reviewing applications in the Architectural District, the Board should give consideration to the size, shape and materials of the windows and the overall harmonious relationship of openings.

Mrs. Rodgers moved:

THAT THE REQUEST BY JOE AMIRAULT FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY WINDOWS AT 168 E. SOUTH ST., AS PER CASE NO. AR 23-14, DRAWINGS NO. AR 23-14, DATED MAY 28, 2014, 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; Mrs. Rodgers, aye; and Mr. Reis, aye. The motion was approved.

- c. New Storefront with Patio – **7227 N. High St.** (Tom Carter/Shops at Worthington Place)
AR 24-14

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Kurt Beres approached the microphone and stated his address is 5460 Snider Loop, New Albany, Ohio 43054. Mr. Hunter asked Mr. Beres what the dimensions would be towards Kenneth's Hair Salon. Mr. Beres said the building would be expanding approximately eight feet beyond the painted brick wall. Mr. Hunter asked if the wall would stay, and Mr. Beres said yes, the wall is connected with utility wires and those wires cannot be relocated. Mr. Coulter asked Mr. Beres what type of furniture would be put on the patio. Mr. Beres said the furniture will be selected by the tenant; he is only responsible for the landlord's portion of the scope. Mr. Beres said he assumes the furniture will be high quality. Mr. Coulter asked if there would be umbrella tables, and Mr. Beres said umbrella tables are a good possibility.

Mr. Coulter asked Mrs. Bitar if the furniture, tables and awnings would come back to the Board for review and Mrs. Bitar said that typically the Board has reviewed the furniture for this development and others in the Architectural Review District. Mr. Beres said he would be happy to present that information in the future. Board members had no other 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 & Conclusions

Background & Request:

The renovation of the Shops at Worthington Place was originally approved several years ago, with individual storefronts to come back to the ARB for approval. Because most of the exterior spaces are occupied, this proposal involves creating a new exterior entry and a patio for seating in a portion of the service courtyard between Kenneth's and First Watch.

Project Details:

1. Aladdin's restaurant is proposing to locate in Space 106, which was formerly occupied by Victoria's Secret. In addition to interior renovations, a new entrance and patio for seating

- are proposed on the east side of the building.
2. The plan involves erecting screen walls around the existing transformer on the north side of the space and about midway through the area to screen the mechanicals on the south side. The gate to the service area would be moved further south, as would any utilities/mechanicals other than the transformer. The northern part of the existing screen wall and bollards would be removed.
 3. A new entry door is proposed for the building, and an entry feature consisting of brick columns and an arched decoration would be adjacent to the outer screen wall for the service area to frame the entryway. A steel railing and landscaped area would extend north of the entry feature to create a patio area.
 4. A 38" high x 112" wide oval sign is proposed to hang from the arched entry feature. The sign would consist of reverse lit channel letters in peach and red.
 5. The proposed changes keep the character of the development.

Land Use Plans:

Architectural District and Development Plan Ordinances

The Board should review the exterior detail and relationship of the changes to existing sites and building. Amendments to development plans should not change the overall character of the development.

Mr. Coulter moved:

THAT THE REQUEST BY TOM CARTER FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A STOREFRONT AT 7227 N. HIGH ST., AS PER CASE NO. AR 24-14, DRAWINGS NO. AR 24-14, DATED MAY 29, 2014, BE APPROVED AND THAT THE FURNITURE, TABLES AND ANY AWNINGS THAT MAY BE PROPOSED WILL COME BACK TO THE BOARD FOR FURTHER REVIEW, 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; Mrs. Rodgers, aye; and Mr. Reis, aye. The motion was approved.

d. Shed – **5485-5491 N. High St.** (Jon Steckman) **AR 25-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Ms. Beverly May approached the microphone and stated her address is 611 Overbrook Dr., Columbus, Ohio 43214. She said she is the founder of Ohio House Rabbit Rescue (OHRR), which is the first and only rabbit rescue and adoption center in Ohio. Ms. May said she was unaware that she would need approval for a shed. Ms. May said they house their rabbits on the floor in exercise pens that are four feet by four feet square. They do not use a bank of cages like many other rescue operations use because they like to give their bunnies space. Ms. May said

that they need a shed because they do not have an attic or a basement. If they lose the shed they will lose space indoors for bunnies. Ms. May said she shopped for the highest quality shed she could find, and one that would match the color of the building. She said that she is hoping for the Board's approval, even if they have to move the shed, because they really need the additional storage space.

Along with Ms. May was Ms. Nanci Betz, 478 Whitney Ave., Worthington, Ohio. She is a volunteer for OHRR. Ms. Betz said that she can speak for the center's need for additional storage because they have 20-25 rabbits at any given time at their business location, and an additional 30 rabbits in foster homes that they are supporting as well. Ms. Betz said they also take care of the grassy area near their building, and they shovel their own snow, so they need storage room for their push mower, shovels and gardening equipment. They also store a few tables and chairs that they use for adoption events, which are critical to continuing the visibility and success of their mission. Ms. Betz said they are not a typical commercial retail establishment in Worthington. OHRR is a non-profit corporation, and they are totally funded by donations. Ms. Betz reiterated that any loss of space would compromise the success of their mission.

Mr. Coulter said he would approve this application if the shed is moved away from the building, next to the brick enclosure. Mr. Hunter was concerned about setting a precedent because there have not been any sheds approved in the commercial district before. Mr. Hunter said that sheds have a tendency to fall apart over time. Mr. Hunter said he understands that OHRR are good stewards, and he knows that they would take good care of the shed, but he is concerned if the building is sold in the future. Ms. Betz said OHRR would make sure to remove the shed if they should happen to relocate. Mrs. Holcombe asked Mrs. Bitar if they could make removal of the shed a condition if OHRR decides to relocate and Mrs. Bitar said yes, removal of the shed could be a condition of approval for the Architectural Review Board, and the Board of Zoning Appeals could grant the variance for this particular property owner and user.

Mr. Myers asked how the shed door latches because some of the City residents have complained about rodents, and he does not want to see rodents trying to break into the shed for food. Ms. May said they do store rabbit pellets inside the shed but they could take the pellets inside the business. Mr. Myers also suggested using plastic bins to secure the pellets and be vigilant to make sure rodents are not getting inside. Mr. Reis agreed that OHRR needs to make sure the pet food is securely stored. Mrs. Holcombe says she has mixed emotions about keeping the shed adjacent to the building, relatively hidden. Mr. Hunter said he is concerned about Fire Code issues, and structures that close to buildings need to be fire rated. Mrs. Bitar said that OHRR would need to either change the shed to fire rated material or go to the Board of Building Standards for a building code variance. Mrs. Holcombe asked Mrs. Bitar if that would be necessary if OHRR moves the structure to the back of the property and Mrs. Bitar said yes, they would need a variance either way. In the current location, they are close to the property line, and the close to the building. If the structure is moved to the back of the property, they would just need a variance due to proximity of the property line.

Mr. Sauer asked Ms. May if they are using the entire building and she said yes. Mr. Sauer asked if the shed could be pushed back against the trees and Mrs. Bitar said no because there is an alley

located next to the trees. Mr. Sauer said he is also concerned about fire, and flammability. Mr. Coulter agreed with Mr. Sauer and suggested that the shed be moved back next to the brick structure behind the building. Mrs. Rodgers agreed and felt the shed should be moved back towards the brick structure, and wanted to make sure that the tenants take the shed with them if they should decide to move.

Mr. Hunter asked Ms. May if they are using the second story of the building and Ms. May said yes, there are additional rabbits living on the second story in their four foot by four foot exercise pens. Mrs. Holcombe asked if OHRR has a capacity for the number of rabbits that they house and Ms. May said yes, if they do not have available space for someone to surrender their rabbit, they unfortunately have to turn people away. Ms. May said they are at their maximum capacity for rabbits at the moment. If additional rabbits come in, they will put the rabbits on their Facebook page and look for a foster home until space is available at the store. Board members had no other 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 & Conclusions

Background & Request:

This small office building was built in 1957 and is at the southern end of Worthington along the drive to Walnut Grove Cemetery. The building is occupied by the Ohio House Rabbit Adoption Center. In order to maximize the number of rabbits that can be housed in the building, the owners placed a shed in the rear parking area to store extra supplies. They did not realize approval was needed.

Project Details:

1. The shed is 10' x 14' and currently placed behind the north section of the building. A site plan was submitted showing 2 options for placement: Option #1 - along the north property line 10' from the alley in the rear and adjacent to a brick storage structure on the property to the north; and Option #2 – 8' from the south property line and 10' from the rear property line (likely to eliminate some parking.) The current location and Option #1 would need setback variances and Option #2 may require a parking variance. Application has been made to the Board of Zoning Appeals. Option #1 is recommended by the ARB.
2. The shed is wood with a gambrel roof, painted dark gray to match the building.
3. Visibility of the shed is mainly from the cemetery drive and the Firestone back parking lot.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Outbuildings are not addressed in the commercial section of the Design Guidelines, only the residential. The residential guidelines call for outbuildings to be compatible in appearance to the house it accompanies. For residential, the Board would review the compatibility of design and materials.

Mr. Coulter moved:

THAT THE REQUEST BY JON STECKMAN FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN A SHED AT 5485-5491 N. HIGH ST., AS PER CASE NO. AR 25-14, DRAWINGS NO. AR 25-14, DATED MAY 29, 2014, BE APPROVED WITH THE CONDITION THAT THE SHED BE MOVED NEXT TO THE ADJACENT BRICK STRUCTURE, AND SHOULD THE TENANT LEAVE AT ANY POINT IN TIME, THAT THE SHED WILL BE REMOVED AT THEIR LEAVING, AND THAT ANY FOOD THAT WILL BE STORED IN THE SHED WILL BE PLACED IN RIGID PLASTIC OR METAL CONTAINERS THAT HAVE TIGHT LIDS, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

e. Ramp at Main Entrance – **300 W. Dublin-Granville Rd.** (OHM Advisors/TWHS) **AR 26-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Tim Gehring approached the microphone and stated his business address is 200 E. Wilson Bridge Rd., Worthington, Ohio. Mr. Gehring said he is the Director of Facility Management for Worthington Schools. Along with Mr. Gehring was Ms. Melissa Spires, the Architect for the project (OHM). Ms. Spires stated her address is 101 Mill St., Suite 200, Gahanna, Ohio 43230. Mr. Gehring said this project is very important to their first phase of improvements for Thomas Worthington High School.

Mr. Coulter asked Mr. Gehring if the metal guard rail will match the fence and Ms. Spires said yes. She said that the style will match the adjacent fence, but handrails will be stainless steel. Mr. Sauer said he noticed that the color black is the predominant color of the other handrails in the area, and asked if this handrail could also be painted black. Ms. Spires said they could make all the handrails black. She said they originally picked the stainless steel to match the windows and because the stainless steel would blend better with the brick color surroundings, but that can be changed and they can make the railing all black. Board members had no other 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 & Conclusions

Background & Request:

Thomas Worthington High School was built in the 1950's and has been added onto and renovated many times over the years. This request is to turn the main (front) entrance into an

accessible route to the school by constructing a ramp. The main entrance is approximately 150' from W. Dublin-Granville Rd.

Project Details:

1. The ramp has been designed to be 28' long x 8' wide, with a landing at the front door stoop, and a landing on the east end at the halfway point.
2. Ground face block is proposed for the ramp, with a CMU finish to complement the building foundation on the sides. Aluminum railings are proposed.
3. The design of the ramp is compatible with the main building; the ramp is a needed element; and the view from Dublin-Granville Rd. is minimal.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Additional building elements should be compatible in design and materials to the existing structure.

Mr. Reis moved:

THAT THE REQUEST BY OHM ADVISORS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A RAMP TO THE FRONT ENTRANCE OF THOMAS WORTHINGTON HIGH SCHOOL, 300 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 26-14, DRAWINGS NO. AR 26-14, DATED MAY 30, 2014, BE APPROVED AND AMENDED THAT THE RAILINGS WILL BE BLACK IN COLOR, INCLUDING THE TOP, 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. Coulter aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye. The motion was approved.

f. Site and Building Renovations – 966 Proprietors Rd. (ERJV Properties LLC) AR 27-14

Mrs. Bitar said the applicant requested tabling this application before the meeting. Mrs. Rodgers moved to table and Mrs. Lloyd seconded the motion. All members voted, "Aye". The application was tabled.

g. Renovation – 850 Oxford St. (Tim Lai Architect/Lagrotteria) AR 28-14

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Tim Lai approached the microphone and stated his address is 400 W. Rich St., Suite 301, Columbus, Ohio 43215. Mr. Lai said he read through the staff recommendations and he realized the drawing on the north elevation showed the window as being fixed but both windows should be listed as operable awning windows. Mr. Sauer asked about the two smaller

windows on the upper level of the house and asked what those windows are for. Mr. Lai said the two smaller windows are where the kitchen is, and that is a very dark space. The home owner is a food writer and cooking instructor, so that is why they are expanding the kitchen. They are trying to bring more light into the kitchen area. Mr. Sauer asked if there is anything below those two windows, and Mr. Lai said there are some open shelves and a counter below the smaller windows. Board members had no other 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 & Conclusions

Background & Request:

This house was constructed in 1977 with the rear breezeway and garage original to the home. Application is now being made to convert the breezeway into additional kitchen space.

Project Details:

1. Enclosing the breezeway with wood walls and white vertical cement board siding is proposed. Two awning style windows are proposed on the north side and a sliding glass door is proposed on the south. The roof would remain the same.
2. On the south side, two smaller windows are proposed for the existing house to let more light into the kitchen.
3. All new materials would match the existing materials; including the aluminum clad windows and wood siding.
4. The proposed changes keep the character of the house and the District.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Use materials traditionally found in Worthington; window materials such as clad wood can be acceptable if they have the correct profiles.

When reviewing applications in the Architectural District, the Board should give consideration to the size, shape and materials of the windows and the overall harmonious relationship of openings.

Mr. Reis moved:

THAT THE REQUEST BY TIM LAI ARCHITECT FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE HOUSE AT 850 OXFORD ST., AS PER CASE NO. AR 28-14, DRAWINGS NO. AR 28-14, DATED MAY 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. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye. The motion was approved.

h. Renovate Storefront and Rear of Building – **673 High St.** (Harold C. Baker) **AR 29-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Sam Baker approached the microphone and stated his address is 673 High St., Worthington, Ohio. Mr. Baker said he is the owner of the building and the architect for the project. He said he is trying to upgrade the exterior of the building with a fresh look. Mr. Baker said he has had trouble with the awning over the last few years because the way the roof is sloped. Melting icicles have pierced several holes in the awning, and that is why he has chosen a solid awning, to give a little more protection to his customers as they walk out the door.

Mr. Baker said the goose neck lamps over the sign will be LED, energy efficient, with low wattage. He said the lights will be shielded, and shine only on the sign, therefore leaving very little bleed on the sidewalk. The canopy will have three can lights to light up the entrance of the building. Mr. Baker said he chose boxwood for the planters because boxwoods are evergreens that stay green most of the year. He also plans to plant them in the back of the building, to use the boxwoods as a fence line to help protect his patrons, and a fence line is needed for liquor control. Mr. Baker said he would like to move the doorway out to the front of the building because he is trying to establish a small vestibule on the inside, so cold air does not blow inside in the winter; a similar configuration like the Old Bag of Nails.

Mr. Baker would also like to use planter boxes in front of the second story windows with miniature boxwoods and small awnings over the windows to protect against the morning sunlight. Mr. Baker brought color samples of the proposed navy blue awnings. The trim would be painted to match the front of the building. Mr. Reis asked Mr. Baker if the drainage from the canopy would flow off of the edge and Mr. Baker said yes, there will be small cut outs on the sides for drainage. Mr. Hunter said he liked the style that is proposed.

Mr. Sauer said he was not in favor of the metal on the awnings so Mr. Baker said he could powder coat the metal to blend better with the awnings. Mrs. Holcombe said she was not in favor of the awnings on the second floor, because of the historical significance of the building. She thought the window boxes were a great idea. Mr. Coulter said he was not in favor of pulling the door out. At the time the building was built doors were recessed and Mr. Coulter believes that changing the look of the door would change the integrity of the building. Mr. Coulter said he was okay with the look of the back area. Mrs. Holcomb and Mrs. Rodgers agreed with Mr. Coulter. Mr. Sauer said he was not in favor of bringing the door out either. He said he is concerned about the amount of space that would be needed, and pavers would have to be added to make up the height difference, and there are safety concerns with doors swing out onto the sidewalk.

Board members discussed sidewalk issues with Mr. Baker. Mr. Hunter asked Mrs. Bitar if the City's engineer has had a chance to look at Mr. Baker's plan, and Mrs. Bitar said no, the Engineering Department took a look at the general concept, but not specific plans. She said Mr. Watterson will have to approve the details of the plans to make sure that ADA requirements are

met, and there is enough space for people to walk through. Mr. Watterson will need to review all aspects that involve the public right-of-way.

Mr. Baker said they plan to serve healthy, organic type of food, nothing that is greasy or fried like pub food.

Mrs. Holcombe said she wanted to bring to the Board's attention that the Worthington Design Guidelines and architectural district ordinances, "avoid materials not typical of the historic storefront design, these include fixed metal or wood canopies, fabric awnings are appropriate and should have a matte rather than a glossy surface". She said she feels very strongly about that and a metal canopy is not being true to that location of old Worthington. Mr. Hunter said he is not in favor of the second story awnings, but he does like the canopy on the first floor.

Mr. Hunter asked Mr. Baker how soon the restaurant plans to move in. Mr. Baker said the restaurant would like to move in sometime between September and October 2014.

Mr. Reis withdrew an original motion which would have eliminated the canopy on the first floor, and the elimination of the recessed door and second floor awnings.

Mr. Baker said he would like to keep the canopy on the first floor, and he is willing to remove the second story awnings and leave the door as is, and raise the sidewalk if Mr. Watterson agrees so that he has ADA accessibility into the restaurant. He would also like to keep the planter boxes on both the first and second floor.

Background & Request:

This vernacular style commercial building was constructed in the 1800's, and additions/new construction occurred in the 1900's. Paint and signage have been the main updates to the building in recent years, except that a renovation to the rear of the building was approved in April and is still planned. This space was occupied by Damsels in this Dress for many years, but has been vacant for a couple of years.

The property owner is planning to open a restaurant in the space, and is seeking approval for changes related to that use.

Project Details:

1. In front of the store, pavers would need to be modified to slope directly to the door the front step to achieve ADA compliance. Concrete planters with Boxwoods are proposed in front of the windows, and 3 tables with umbrellas are proposed in the sidewalk area.
2. The second floor windows are proposed to have navy blue planter boxes below. The trim around the first floor windows and doors is also proposed to be navy blue.
3. A flat canopy is proposed above the storefront, with a sign and gooseneck lights above. The fixtures may be larger than would be needed. The proposed canopy would be white aluminum secured with stainless steel threaded rods painted white above. Three recessed can lights are proposed to illuminate the area in front of the

storefront. Four LED gooseneck lamps are proposed above the sign location. The sign would come back to the ARB at a later date for approval.

4. All of the items that extend out from or are in front of the building need to be approved by the Director of Service of Engineering because they will be above or in the right-of-way.
5. At the rear of the building, a seating area with 6 tables is proposed in an area to be framed using concrete planters with Boxwoods. New access doors to new stairs are proposed at about the middle of the building. A dumpster enclosure is proposed at the south end of the building. Details are needed for the rear access doors and dumpster enclosure.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- There are recommendations in the Worthington Design Guidelines to use exterior materials traditionally used on commercial building in Worthington.
- Small, well-executed and well-maintained landscaping is appropriate for the Central Business District to provide relief from the “hardscape” of buildings, streets, and other man-made elements.
- Use of fairly small, not overly ornate lighting fixtures, and as few as possible, is recommended. Simple and smaller usually is better.
- Avoid materials not typical of historic storefront design. These include fixed metal or wood canopies.
- Fabric awnings are appropriate but should have a matte rather than a glossy surface. Avoid fixed, permanent canopies unless it can be shown through research that a building had one in the past and that the canopy design was compatible with the original character of the building.
- Try to retain and reuse any surviving historic awnings or hardware. Sometimes a good oiling and some patching of the fabric is all that’s required. If retractable mechanisms cannot be repaired or are too expensive to fix, it might be possible to fix them in place as a permanent support.
- Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Mr. Coulter moved:

THAT THE REQUEST BY HAROLD C. BAKER FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE STOREFRONT AND REAR OF BUILDING AT 673 HIGH ST., AS PER CASE NO. AR 29-14, DRAWINGS NO. AR 29-14, DATED MAY 30, 2014, THAT THE ENTRY DOOR LOCATION SHALL REMAIN AS IS, THAT THE AWNINGS THAT WERE SHOWN ON THE SECOND FLOOR WILL BE REMOVED, THAT THE CANOPY AS DESIGNED AND PRESENTED THIS EVENING STAYS, INCLUDING THE LIGHTS AND THE SIGN LOCATION OF GENERAL SIZE AND COLORS, AND AMENDED SO THAT THE SUPPORTS FOR THE CANOPY WILL BE PAINTED WHITE RATHER THAN STAINLESS STEEL, BE

APPROVED 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, nay, Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, nay, and Mr. Reis, aye. The motion was approved.

Mr. Hunter said the Commission would consider the Conditional Use Permit for the same address at this time.

C. Municipal Planning Commission

1. Conditional Use Permit

- a. Restaurant in C-5 Zoning District – **673 High St.** (Harold C. Baker) **CU 05-14** (Amendment to CU 07-12)

Mrs. Bitar said that most of what is part of this restaurant was approved with the previous conditional use permit, including the hours of operation, the concept of the restaurant, and the type of food that will be served. Mr. Hunter said Agenda item “h” from architectural review will be combined with letter “a” from the Municipal Planning Commission Agenda. He said Agenda item “i” from architectural review will be combined with Agenda item “b” from the Municipal Planning Commission Agenda. Mr. Hunter asked if there was anyone that wanted to speak regarding the Municipal Planning Conditional Use Permit for a restaurant in the C-5 zoning district.

One speaker approached the microphone and stated his name is Mr. Jay Ryan and his address is 252 Pocono Rd. Columbus, Ohio. Mr. Ryan said he is one of the owners of P.K. O’Ryans. Mr. Ryan said he was very disappointed that he learned of this Conditional Use Permit change only ten days ago. Mr. Ryan said his restaurant has been in the community for fourteen years. He said if the Board approves the Conditional Use Permit, this will be the sixth new restaurant in downtown Worthington. Mr. Ryan asked at what point downtown Worthington will be oversaturated with restaurants. He said when his restaurant opened, they were the first business to serve pizza. Mr. Ryan said that he didn’t believe this is fair. He said two of the new businesses do not even do their own food preparation. They order pizza from down the road to have pizza delivered to satisfy their liquor license. He also expressed dislike for food trucks, such as the Cluck Wagon in front of his restaurant every Saturday during the Farmer’s Market. Mr. Ryan said that his restaurant has already lost twenty five percent of their average sales revenue. Mr. Ryan said he called the City’s Planning and Building Department in March 2014 and was told this location would be the site of a new retail store, not a restaurant.

Mr. Sauer asked if anyone looks at the number of types of businesses. Mr. Coulter said he received two telephone calls from area businesses with complaints about food trucks and he has already discussed that matter with Mr. Brown. The businesses said they are losing money on the

nights that the Schmidt's food truck is in town, and they have considered closing up their restaurants on Tuesday nights because the food truck is killing their business.

Mr. Coulter said he does share the concern of having too many restaurants in downtown Worthington. Mr. Hunter said that he understands and sympathizes with Mr. Ryan's comments, but at the same time, the Board does not have any authority over the number of types of businesses. He also said he does not know the legality of restraining the number of types of businesses. Mr. Hunter said he would like to request an opinion from Worthington's Law Director.

Findings of Fact & Conclusions

Background & Request:

A Conditional Use Permit was originally obtained in 2012 to have a restaurant use in this location by the building owner. That owner is now planning to be the restaurant owner and operator. The details of the previous approval have changed slightly, so this is an amendment to the original approval.

Project Details:

1. The general description of the restaurant as a sit-down, casual dining restaurant featuring sustainable menu items, local fare and items from Worthington Farmer's Market vendors has not changed.
2. Seating for 72 people was proposed before and a different number has not been submitted. Outdoor seating in the front and at the rear of the building is proposed.
3. Expected hours of operation are 11:00 am to 11:00 pm Monday – Thursday; 11:00 am to Midnight Friday and Saturday; and 11:00 am to 10:00 pm on Sunday. Breakfast hours may be added on the weekends, especially during the Farmer's Market.
4. An increase in evening traffic vs. the previous retail use would be expected.
5. According to the applicant, the effect on public facilities, sewerage and drainage facilities, and utilities would be minimal.
6. All of the items that extend out from or are in front of the building need to be approved by the Director of Service of Engineering because they will be above or in the right-of-way.
7. A very similar restaurant use was approved at this location. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Land Use Plans:

Comprehensive Plan

A good mix of retail and restaurant in the Central Business District is recommended.

Conditional Use Permit Basic Standards and Review Elements

- A. Effect on traffic pattern
- B. Effect on public facilities
- C. Effect on sewerage and drainage facilities
- D. Utilities required
- E. Safety and health considerations

- F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
- G. Hours of use
- H. Shielding or screening considerations for neighbors
- I. Appearance and compatibility with the general neighborhood.

Mrs. Holcombe moved:

THAT THE REQUEST BY HAROLD C. BAKER TO AMEND CONDITIONAL USE PERMIT CU 07-12 TO OPERATE A RESTAURANT AT 673 HIGH ST., AS PER CASE NO. CU 05-14, DRAWINGS NO. CU 05-14, DATED JUNE 3, 2014, 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; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

B. Architectural Review Board - Continued

i. Awnings – 679-A High St. (HER Realtors) AR 30-14

Discussion:

Mrs. Bitar reviewed the facts from the application. Mrs. Holcombe recused herself from the Board, she will not be voting on this matter. Mr. Hunter asked if the applicant was present. Mr. Ron Hildebrand approached the microphone and stated his address is 679-A High St., Worthington, Ohio. Board members had 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.

Background & Request:

In 2012 HER was granted a Conditional Use Permit to locate its office in Suite F of this building, expanding into Suite G a year later. Now that Toyville is leaving Suite A, HER would like to expand into that space. This request is to change the awnings.

Project Details:

1. HER would like to change the color and signage on Toyville’s awnings in the front and back to match the style of the existing HER awning.
2. The new awnings would be the same size and shape as the blue Toyville awnings, but red with white “HER Realtors” on the front.
3. The new awnings will not affect the character of this location.

Land Use Plans:

Design Guidelines

Be efficient in using signs. Consider the audience -- small signs can cater to pedestrians and can provide plenty of information in a small area. Try to use as few and as small signs as are necessary to get the business message across to the public.

Mrs. Rodgers moved:

THAT THE REQUEST BY HER REALTORS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW AWNINGS AT 679 HIGH ST., AS PER CASE NO. AR 30-14, DRAWINGS NO. AR 30-14, DATED JUNE 2, 2014, 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; Mr. Sauer, aye, Mrs. Holcombe, abstained; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye, and Mr. Reis, aye. The motion was approved.

C. Municipal Planning Commission - Continued

1. Conditional Use Permit

b. Office in C-5 Zoning District – 679-A High St. (HER Realtors) CU 04-14

Mrs. Holcombe recused herself from voting on this matter.

Findings of Fact & Conclusions

Background & Request:

In 2012 HER was granted a Conditional Use Permit to locate its office in suite F of this building, expanding into suite G a year later. Now that Toyville is leaving suite A, HER would like to expand into that space.

Project Details:

1. Agents will be on duty from 9:00 am to 5:00 pm, Monday – Friday; later hours by appointment; and 9:00 am to 5:00 pm on weekends.
2. Two staff employees and 23 agents work out of this location. The agents visit the office 4 times per week on average, with 10-15 people present at any given time.
3. Participation in Old Worthington events will continue.
4. The agents use parking on the lot and overflow into public parking. High St. and public parking to the rear must be reserved for retail and restaurant customers.
5. Approval is conditioned on a commitment by the applicant to preserve convenient parking spaces for Old Worthington customers. With 10-15 employees there at a time, parking could be a problem. Also, the continued commitment to participate in community events should be honored.
6. There should be no effect public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Land Use Plans:

Comprehensive Plan

Focus retail and office uses to the High Street corridor with particular attention on retail for first floors in Old Worthington and the Old Worthington Transition Area.

Design Guidelines

If a commercial space is used as an office or some other use that does not require a display window for retail purposes, the window should nonetheless be retained. Retail uses are preferred on the first floor, and offices are preferable on upper floors.

Conditional Use Permit Basic Standards and Review Elements

- A. Effect on traffic pattern
- B. Effect on public facilities
- C. Effect on sewerage and drainage facilities
- D. Utilities required
- E. Safety and health considerations
- F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
- G. Hours of use
- H. Shielding or screening considerations for neighbors
- I. Appearance and compatibility with the general neighborhood.

Mr. Coulter moved:

THAT THE REQUEST BY HER REALTORS FOR A CONDITIONAL USE PERMIT TO EXPAND AN OFFICE USE IN THE C-5 ZONING DISTRICT AT 679 HIGH ST., AS PER CASE NO. CU 04-14, DRAWINGS NO. CU 04-14, DATED JUNE 2, 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; Mrs. Holcombe abstained, Mr. Sauer, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

2. Amendment to Development Plan

- a. Amendments to New Apartments – **160 W. Wilson Bridge Rd. & 125 Old Wilson Bridge Rd.** (M+A Architects/Crawford Hoying Development Partners) **ADP 05-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Hunter asked if the applicant was present. Mr. Tom Linzell approached the microphone and stated his address is 775 Yard St., Grandview, Ohio. Mr. Coulter said he was very upset with the construction crew for implementing improvements without approval from the Commission. Mr. Coulter said he stopped by to take a look at the site and he noticed that the sidewalks are already poured. Mr. Linzell apologized for his crew's mistake; he misunderstood and thought this part of the plan was already approved. Mr. Hunter said he agreed with Mr. Coulter, and understood his frustration. He said the Commission has had a great relationship with this company so far, and he reminded Mr. Linzell that there needs to be open communication and they need to be able to have the right to say no if there is something in the plan that is not appropriate for the area.

Mr. Myers said he has been getting many complaint calls about concrete trucks pouring cement at 4:30 a.m. Mr. Myers said in the future, if there will be construction crews and stadium lights working at that hour of the morning, to please give advanced notice.

Mr. Sauer asked Mr. Linzell to explain more details about the rooftop lighting. Mr. Linzell said they are proposing to wash the lower portion of the deck with white lights. Mr. Sauer asked if there would be lights on the poles too, and Mr. Linzell said yes. The lights would be on four of the eight pergola posts. Mr. Hunter asked if the lights would be shielded, and Mr. Linzell said yes, the lights will just shine down.

Mr. Nelson Yoder approached the microphone and stated he had not been sworn in yet. Mrs. Bitar swore him in before speaking. Mr. Yoder said he works for Crawford Hoying Development, 555 N. Metro Place, Dublin, Ohio. He apologized for what he saw unfolding earlier in the meeting and he will pass the information along to the contractors to make sure these mistakes do not happen in the future. He also apologized for the disruption of the early morning slab pour, and understands the Ville Charmante residents are trying to be good neighbors.

Mr. Sauer asked how far the pergola sits from the outside wall and Mr. Linzell said four feet. Mr. Sauer said he likes the lights, but he would like to know if you can see the lights while you are standing on the ground looking up. Mr. Linzell said the lights would be below the eight foot beams. Mr. Sauer asked if there was an alternative way to light the area, and Mr. Linzell said they could place the rope lights on the posts facing inward instead of outward. Mr. Sauer asked if the lights could stop at just a couple of feet from the deck floor and Mr. Yoder said he believes that is possible. The Board members had no other 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 & Conclusions

Background & Request:

The new apartment buildings at Worthington Place were approved in 2013 and construction is well under way, with Building #2 (125 Old Wilson Bridge Rd.) being substantially erected. The applicant is seeking approval for minor modifications. Signage has not yet been identified.

Project Details:

1. On the north end of Building #2, a dog park was originally proposed. After consideration for the residents of the units that face that area was given, the space was redesigned with a curved sidewalk, benches and plantings to cater more to people.
2. Lighting is now proposed for the rooftop deck on Building #2. Rope lighting would go along the railing and 13 watt maximum fluorescent wall fixtures are proposed for the building and pergola.
3. Changes are proposed for the transformer for Building #2, at the southwest corner of the Building #2 parking lot. Landscaping is proposed on the north east and south sides, with existing evergreen trees screening the units on the west side. Due to the close proximity to the property line, a variance must be granted by City Council for encroachment into the side yard setback.

Land Use Plans:

Wilson Bridge Rd. Corridor Study

The purpose of the mixed use area is to allow a mix of retail, office and residential uses both vertically and horizontally. Pedestrian facilities and public spaces are encouraged. Quality design is supported in the study.

Development Plan Amendment Ordinance

If an amendment does not conflict with the character or integrity of the development, but an additional variance is required, the approval must be by City Council.

Recommendation:

Staff is recommending *approval* of the application. The proposed amendments maintain the character and integrity of the development.

Mr. Sauer 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 05-14, DRAWINGS NO. ADP 05-14, DATED MAY 30, 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 WITH THE AMENDMENT THAT THE POST LIGHTING ON THE PERGOLA BE LOCATED WITHIN THREE FEET OF THE DECK.

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

D. Other

Mr. Brown said there was no other business to discuss, but he did want to remind the Board members the United Methodist Children’s Home would be a case item on the Municipal Planning Commission Agenda for the June 26, 2014 meeting.

Mr. Sauer said there is a house on State Route 161 that was built at least a year ago, but has not been completed. He wanted to know if the City is required to follow up with that, or can the house remain uncompleted. Mrs. Bitar said she would check on the status of their building permit.

E. Adjournment

Mr. Reis moved to adjourn the meeting at 10:13 p.m., and Mrs. Holcombe seconded the motion. All members voted, “Aye”. The meeting was adjourned.