



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
May 14, 2015

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; Amy Lloyd; and Edwin Hofmann. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the April 23, 2015 meeting

Mr. Coulter moved to approve the minutes and Mr. Sauer seconded the motion. All members voted, “Aye”. The motion was approved.

4. Affirmation of the witnesses

B. Architectural Review Board

1. Unfinished

- a. Fence – **559 High St.** (Minoo & Akbar Hadjarpour) **AR 09-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

This parcel has a commercial building at the front and a single family home at the rear, with split zoning to reflect those uses. The property owners purchased the property in 2012 and have moved their business, Haddad Oriental Rugs, into the commercial building near High St.

The owners are seeking approval of the fence they have erected around the rear of the residential property. An enclosed plastic structure on the south side of the house to cover a van with carpet cleaning equipment has been removed. This application was tabled at the March 12, 2015 ARB meeting to allow the applicant to provide more information about the finished fence.

Project Details:

1. The fence consists of wood posts that were in precast concrete bases with 47” high x 57” wide wire fencing between the posts. The owner has now talked about setting the posts in poured concrete. The owners plan to add wood across the top to improve the look and make the fence more secure. Photos of 2 sections completed in this manner are included in the packet.
2. There is a section of the fence on the north side with the pattern running vertically instead of horizontally that would need to be changed.
3. The property owners plan to install a gate on the north side, but currently have a metal panel loose laid across the opening.
4. Along the south side parallel to the house, there was metal fencing and an area of the fencing that consisted of a different material. The property owner has now decided to plant evergreen shrubs in 2’ intervals along that area rather than install any fencing. The neighbors to the south would prefer a 5’ solid fence along their rear property line to help screen the commercial use from view.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3’ to 4’ in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure. Higher fences are discouraged but may be appropriate where a commercial use abuts a residential property.

Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

The wire fencing as finished with wood trim is appropriate for the rear yard. A plan for the gates to the north and south to match should be included. Screening would be appropriate on the south side of the house.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Mr. Akbar Hadjarpour approached the microphone and stated his address is 559 High St. Worthington, Ohio. Board members did not have any questions or concerns. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY MINOO & AKBAR HADJARPOUR FOR A CERTIFICATE OF APPROPRIATENESS FOR A FENCE AT 559 HIGH ST. AS PER CASE NO. AR 09-15, DRAWINGS NO. AR 09-15, DATED MAY 8, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE UNDERSTANDING THAT THE GATES WILL MATCH THE FENCE.

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

- b. House Additions & Alterations; New Garage – **571 Evening St.** (Adam & Gary Moore)
AR 20-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

At the last meeting, the ARB tabled this request, asking to see a proposal that kept the character of the existing house, and was not as massive. The applicant submitted a new drawing that is included in the packet.

The existing house was constructed in 1954, and is a contributing property to the Worthington Historic District. Total renovation is proposed for this house, which is a one story vernacular house with a walk out lower level.

Project Details:

1. The applicant is now proposing to keep the front facade the same. It is not clear if the window, door, stone, or planter would be replaced with like materials. The height of the front gable would increase by about 8'; and the width would increase about 1' per side. The chimney is proposed to be extended above the roofline. A dormer is proposed for the rear of that gable. Variances were granted by the Board of Zoning Appeals for the gable to extend further into the front setback, and the gable to exceed the sum of the side yards requirement.
2. The existing rear gable is proposed to remain the same except the eaves would be trimmed approximately 1' to line up with the front gable.
3. LP Smart Side lap siding in Cypress Moss is proposed for the sides and rear walls of the house. The entire roof would be shingled with IKO Cambridge architectural shingles in Driftwood. Pella double-hung one over one windows are proposed. The material has not been identified. Pictures of the siding and proposed light fixtures are included in the packet.
4. Retention of the existing lower level garage door is shown, but vehicular access would be blocked with placement of a new freestanding garage. The garage is proposed 10' from the rear property line and at least 9.5' from the side property lines. It is not clear if one or

both of the trees near the rear property line would be retained with the proposed garage placement.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building.
11. Sustainable Features, which shall include environmentally friendly details and conservation practices such as solar energy panels, bike racks, and rain barrels.

Recommendation:

Staff is recommending *approval* of the application with clarification of details about materials and retention of trees. Although the front gable would increase, the look of the house would stay closer to the original and the structure would not be too massive for this small property.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Mr. Adam Moore approached the microphone and stated his address is 59 W. New England Ave., Worthington, Ohio. Mr. Moore said he tried his best to address the concerns of the neighbors and Board members. He said he has dropped the second story addition, and will keep the original façade of the house the same. Mr. Moore

said he will be keeping the stone that is there, and will not be adding stone left of the door, and he will be keeping the original door. The windows will be replaced with the same clad wood style. Mr. Reis said he appreciated Mr. Moore listening to and addressing the concerns of the neighbors and Board members and believes the finished product will be very nice. Mr. Sauer said he agreed that the latest drawings are a big improvement since the last meeting, he believes this is a reasonable compromise from several points of view, and thinks the house will look very nice.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ADAM AND GARY MOORE FOR A CERTIFICATE OF APPROPRIATENESS TO ALTER THE HOUSE AND CONSTRUCT A GARAGE AT 571 EVENING ST. AS PER CASE NO. AR 20-15, DRAWINGS NO. AR 20-15, DATED APRIL 17, 2015, 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, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

c. Demolition & New Building – **6600 N. High St.** (Carney Ranker Architects/FC Bank) **AR 25-15**

&

C. Municipal Planning Commission

1. Conditional Use – Unfinished

a. Drive-in Bank in C-3 – **6600 N. High St.** (Carney Ranker Architects/FC Bank) **CU 07-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

This parcel, zoned C-3, Institutions and Offices, has three commercial buildings. The central use on the site, which includes an approximately 2800 square foot building and 2300 square foot canopy, was formerly a Shell gas station and has housed Tilton’s Automotive Service since 2004. To the north is a roughly 4300 square foot building that was most recently a chiropractic office, and was formerly a convenience store. At the southeast corner of the site is a 2800 square foot office building with the current user of the building offering musical lessons.

This proposal involves demolition of the existing structures and construction of a new building for FC Bank. The new two-story building would act as a branch as well as a corporate office for the bank. In addition to Architectural Review Board approval for the demolition and new building and site improvements, a Conditional Use Permit is needed for the Drive-in Bank.

Project Details:

1. Site Plan & Landscaping:

- A site plan was approved by the BZA with variances for the building to be no closer than 70' from the right-of-way; the distance between access drives being less than 300'; and having less than the required number of parking spaces. The parking was shown 50' from the High St. property line on the new site plan so a variance was not needed. The proposed building continues to be 110' 6", with a grass lawn in front of the building, and parking/drive aisles north, east and south of the building. Two access points are proposed for the site, to the north and south.
- Directly east of the building 3 lanes are proposed for drive-in banking, and the lane furthest to the east is proposed to by-pass the drive-thru. Adjacent to the drive-thru area would be an island with shrubs and 2 trees at the ends. East of the island would be 2 bays of head-in parking separated by a drive aisle, with the pavement extending to 14' from the east property line.
- Fifty-six parking spaces are proposed for the site; 75 would be required by Code. A variance for number of parking spaces was granted.
- In addition to the trees mentioned in the parking lot islands, trees are proposed at the southwest corner of the building and of the site; along the east end of the pavement; in the tree lawn; and at the south property line. Shrubs are proposed to screen the parking from the street, adjacent to the building on the front and south sides, and in the island as previously mentioned.
- A freestanding sign is shown centered on the building, 10' from the right-of-way. The sign is shown with a brick veneer base and side columns, and cast stone face and caps. Back lit lettering is proposed. Shrubs are proposed around the new sign.
- A dumpster with enclosure would be located at the northeast corner of the site.
- Location of a utility pad is proposed east of the northern end of the building, and would include landscape screening. The mechanical equipment for this pad has not been identified.

2. Building:

- A 110' 6" wide x 58'2" deep two-story brick building is proposed, and would include an attached canopy for the drive-thru area to the rear. The main entrance would be facing west at the southwest corner of the building, which would be the location of lobby/teller area. The remainder of the first floor would be mainly offices. The second floor would be made up of offices, work spaces and conference rooms. Stairs are proposed at the northeast and southeast corners of the building, with interior and exterior entrances to those stairwells. An elevator and restrooms are shown near the center of the building.
- The building is proposed with a flat roof and parapet. A hipped roof feature is proposed at the southwest corner with a Hartford Green standing seam metal roof. The corner element includes fiberglass cornice moldings, two windows on the second

- floor, and storefront glass entrance below. That feature is repeated at the north end of the building, except a higher parapet takes the place of the hipped roof, and the storefront glass on the first floor does not include a door. The proposed windows would have clear glass but the details must come back to the ARB for approval. Materials for the building include: Glen-Gery Brick veneer (Olde Detroit color); and cast stone coping, veneer trim, water table, and headers for the windows (Satin Suede). The drive-thru canopy is proposed with Sandstone colored painted wood veneer wall panels, metal coping, fiberglass cornice trim, and brick veneer columns. The employee entrances would be Sand Beach colored hollow metal doors.
- A Hartford Green metal canopy is shown at the southwest corner of the building, extending around the corner in a circular path. An internally illuminated 40 square foot sign is proposed on the canopy facing west. Sign details must come back to the ARB for approval.
 - An additional wall sign is proposed in the center of the building. That sign would consist of cast stone veneer with a relief of the bank's logo. A variance was granted for a second wall sign.
 - A fiberglass fence is proposed to screen the rooftop equipment and elevator.
3. Lighting:
- Site lighting is proposed for the site that would provide 1.7 footcandles on average around the site. Seventeen 12' high poles are proposed on 30" concrete bases, with LED oblong shaped fixtures above (13 single fixtures; 4 double fixtures.) Near the south end of the building, 4 "decorative" fixtures on 84" high poles with no exposed base are proposed. On the back of the building, 3 LED quarter sphere luminaires are proposed. The light levels at the north, west and south property lines are between 0.1 and 1.2 footcandles.
 - Cylindrical light fixtures are proposed on brick piers around the building, mounted at 84" above grade.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.

Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.

Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed.

Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.

Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.

Windows: On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.

Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.

Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.

Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.

Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines.

The plan recommends promoting a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City

Staff Analysis:

1. Extending as close as 70' to the right-of-way with the building would be acceptable, given the 100' setback of City Hall to the south and the building to the north. The parking should not extend closer than 50' to the right-of-way.
2. Parking could be shared with the City lot to the south. Connection by way of a sidewalk is helpful.
3. Storm water could be handled by use of a bioswale in the island to the rear of the building.
4. Trees planted along the south property line are appropriate.
5. Window details, landscaping, lighting and signage need further review.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Ms. Jennifer Carney of Carney Ranker Architects stated her address is 5980 Wilcox Place, Suite J, Dublin, Ohio 43016. Ms. Carney said they have added a pedestrian access, per the request of the City, between FC Bank's parking lot and the City's Municipal Building's parking lot. They have also received a variance from the Board of Zoning Appeals to reduce the number of required parking spaces. Ms. Carney stated the Bank feels very strongly about keeping the bypass lane east of the drive-thru lanes. The bank would like to keep the back lot for employee parking and feels this is a safety issue. Ms. Carney said they reduced the access points to twenty-two feet and added the extra footage into the side yard that is shared with the municipal building so they can add trees for landscaping. She said they changed the front entry of the building to face High Street, and re-spaced the windows to improve the rhythm of the building. They are also proposing to change the window color to white and insulated aluminum store front type of windows with exterior muntins. Most of the windows will have a header with key stone detail and the windows at the corners will have a cast stone sill.

Ms. Carney said they are also proposing to add some wall sconces to the building so the projected columns will light up and down, and also plan to add up lighting from the ground in the center of the building. There will also be up lighting in the suspended canopy that will light up the tower. Ms. Carney said they added some fiberglass cornice molding to the top of the building and expanded that feature. The material will be made out of a composite type of wood. The color of the roof is part of the bank's branding. She said some additional detail has been

added to the building to help the building blend in with the other buildings in Worthington such as curved lines and soffits, using lighter woods, and delicately trying to balance the old Worthington look with the look of the bank's theme.

Mr. Sauer asked where the cast stone will be used. Ms. Carney said the cast stone will be used at the bottom near the water table feature and the headers of the windows with key stones. On the tower feature there will be cast stone sills. Mr. Sauer also asked Ms. Carney about the materials to be used on the roof. She explained they will be using pillars out of a thin brick veneer to match the brick on the building and a white fiber glass fence. Mr. Sauer said he would like to see the elements on the roof minimized, such as doing away with the pillars and using something else that would fade into the background. Mr. Hunter said he agreed with Mr. Sauer and believed that pillars should not be used, especially on a flat top roof. Ms. Carney asked if horizontal ribbed siding would be better screening material or just fencing. Mr. Coulter said that the look might be okay if Ms. Carney gets rid of the brick up top. Ms. Carney said that could be easily accomplished.

Mr. Reis also agreed with the elimination of the brick on the roof and suggested sills on all of the windows. Mr. Reis also questioned the size of the windows because he said the windows looked a bit narrow and out of proportion. Ms. Carney stated the windows are three feet in width and six to nine feet in height depending on the window. Mr. Hofmann said he understands the issues that Ms. Carney is dealing with because he deals with those issues himself, trying to balance a contemporary and branded interior and match that to what is going on in Worthington. He explained part of the difficulty is that this is an area of High Street that leads into old Worthington, a ceremonial drive in, and that is why the Board members are so sensitive to this area. Mr. Hofmann said he agrees with the elevations that the elements are getting to be the right elements, the brick, the cast stone, the thinking about the headers for the windows but he also asked about the trim around the windows and the hipped roof and those proportions. Mrs. Lloyd said she would like to echo all of the other comments that have been already said. She said she thought there was some discussion at the last meeting about the elevations and the amount of brick being used for this building and maybe those proportions can be adjusted a bit, related to where the cast stone is placed. Mr. Coulter said he still disagrees with the additional drive-thru lane, but said he can get past that issue. He said he is more concerned about the issues of the building that were discussed at the previous meeting. Mr. Coulter said he feels moving the building back is correct, and what has been done with the space between the bank and the municipal building will now allow trees to be planted. He said there may be a few things to be tweaked but he would like to see this project keep moving forward.

Mr. Hunter stated a photometric plan still needs to be submitted. Mr. Coulter said they have not discussed the freestanding sign yet, but he is comfortable with what is proposed, as well as what has been proposed for the dumpster. Mr. Coulter asked Ms. Carney if the freestanding sign would be illuminated from the ground and she explained that the monument sign will be halo and back lit. Mrs. Bitar explained those signage details still need to be submitted. Ms. Carney said that she probably will not be engaging a sign contractor for some time yet. Mrs. Bitar referred to the concept of the signage that is being proposed. She also said that the signage package will need to go to the Board of Zoning Appeals for the additional sign on the face of the building.

Mr. Sauer asked what could be approved tonight. Mr. Coulter said they can approve the overall sight concept, the position of the building, the size of the building, and the building materials that are being presented, but they still need more detail about the windows, lighting, landscaping and signage. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward.

Mr. Mike Pistolis approached the microphone and stated he is the Landscape Architect for the Kleingers group located at 350 Worthington Road in Westerville, Ohio. He said he wanted to clarify a few things about the landscape plan. The plan itself has not changed from the previous meeting except for some additional plantings.

ARB Motion:

Mr. Coulter moved:

THAT THE REQUEST BY CARNEY RANKER ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE EXISTING BUILDINGS AND CONSTRUCT A NEW BUILDING AT 6600 N. HIGH ST., AS PER CASE NO. AR 25-15, DRAWINGS NO. AR 25-15, DATED MAY 14, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

- **THE LANDSCAPE PLAN IS TO BE BROUGHT BACK FOR REVIEW AND APPROVAL;**
- **DETAILS FOR THE GROUND AND UP LIGHTING MUST COME BACK BEFORE THE ARCHITECTURAL REVIEW BOARD FOR FURTHER REVIEW AND APPROVAL;**
- **THE BRICK ON THE MECHANICAL SCREEN IS TO BE ELIMINATED AND KEEP AND USE SIMPLE DESIGN MATERIALS AS SHOWN;**
- **DETAILS ABOUT THE SIZE OF THE WINDOWS WILL NEED TO COME BACK FOR FURTHER REVIEW AND APPROVAL;**
- **DETAILS ABOUT THE SIGNAGE PACKAGE NEEDS TO COME BACK FOR FURTHER REVIEW AND APPROVAL.**

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

Conditional Use Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY CARNEY RANKER ARCHITECTS FOR A CONDITIONAL USE PERMIT TO ALLOW A DRIVE-IN BANK IN THE C-3 ZONING DISTRICT AT 6600 N. HIGH ST., AS PER CASE NO. CU 07-15, DRAWINGS NO. CU 07-15, DATED

MAY 14, 2015, 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)

2. New

a. Doors – 837 Oxford St. (Apco Industries/Nelson) AR 26-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

This Colonial Revival style home was built in 1925, and has been well maintained over the decades. This request is to install new doors.

Project Details:

1. The proposed doors are at the rear of the house and garage.
2. Proposed are fiberglass doors with 9 lights on top and solid at the bottom.
3. The proposed color is Navel (dark blue), but the internal muntins would be white.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Historic doors or entrance elements should not be removed, covered over or otherwise receive major alterations, since they can be important character-defining features of a building. Generally, ornate doors are not appropriate for simple house forms.

Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of the application. The proposed doors are appropriate in the rear, but may not be in a more prominent location, having internal muntins in a different color than the doors.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Mr. Jeff Nelson approached the microphone and stated his address is 837 Oxford St., Worthington, Ohio. Mr. Nelson said both doors were fairly scratched up by the previous owners and need to be replaced. Mr. Hunter said he first visited the house in 1957, and that his wife's grandfather and grandmother built this house. He said he

applauds Mr. Nelson's stewardship. Mr. Coulter said he noticed that the house appears to be missing a shutter and he did not see that listed on the application for improvements. Mr. Nelson said the shutter fell off during a storm and broke. He said he plans to replace the shutter. The paint on the doors will match the shutters. Board members had no other questions.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY APCO INDUSTRIES ON BEHALF OF JEFFREY & CHERIE NELSON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW DOORS AT 837 OXFORD ST. AS PER CASE NO. AR 26-15, DRAWINGS NO. AR 26-15, DATED APRIL 17, 2015, 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; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

b. New Porch Roof/Re-Roof House/Siding – **30 W. North St.** (Richardson Exteriors/Porter)
AR 27-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

This home is of Colonial Revival influence and was built in 1954. It is a contributing property in the Worthington Historic District. The owner would like to add a gable over the front porch and re-roof the entire house.

Project Details:

1. The house is one-story with a cross gable. The existing front porch is adjacent to the front facing gable, and currently has a flat roof. The owner would like to add a second gable that extends up from the existing at the same pitch, and returns to cover the porch. The proposed gable would not extend as far to the front as the existing gable.
2. Vinyl shakes are proposed for the front of both gables. The color is meadow – a sample is needed. A column is proposed at the corner of the gable. Composite decking is proposed to cover the existing porch slab. The color has not been identified.
3. New Charcoal colored asphalt shingle roofing is proposed for the whole structure. New Meadow colored vinyl siding is proposed to replace the wood siding.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Avoid very light-colored shingles. Roof shape, compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Existing historic wood siding should be retained and repaired as required. Such siding gives historic buildings a texture and appearance important to their character.

Recommendations:

Staff is recommending *partial approval* of the application. The proposed roof changes are appropriate. Vinyl siding is not a preferred replacement for wood siding.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Mr. Kirk Free stated the address he will be working at is 30 W. North St., Worthington, Ohio. Mr. Free said he is proposing to remove the existing wood siding and replace with 3/8" insulated vinyl siding. This will make the house maintenance free for a very long time. Mr. Sauer said he would prefer to see an 8" dimension for the siding versus what is being proposed to match the wood originally installed on the house. Mr. Free said if he had to install an 8" dimension the only color option available is white. Mrs. Holcombe asked if the original windows are staying and Mr. Free said yes, only the trim around the windows will be replaced. Mrs. Lloyd asked Mr. Free if the shakes would be the same color and Mr. Free said yes. The homeowner, Ms. Porter, spoke about having to paint the wood repeatedly with no long term success. She felt vinyl was her best option.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY RICHARDSON EXTERIORS ON BEHALF OF CAROLYN PORTER FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A GABLE, AND RE-ROOF AND RE-SIDE THE HOUSE AT 30 W. NORTH ST. AS PER CASE NO. AR 27-15, DRAWINGS NO. AR 27-15, DATED APRIL 29, 2015, 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, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

c. Signage – **933 High St.** (Atlantic Sign Company/Fresh Thyme) **AR 28-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

When Fresh Thyme Farmer's Market was approved last year, the size of signage and concepts of how it would look were also approved. This application is a request for approval of the sign details.

Project Details:

1. Per the approved PUD, the freestanding sign can be up to 24 sf/side with a 2' high x 8' wide base, located 8' from the right-of-way line. The wall signs can be up to 52 square feet per sign, with one allowed in the front and one in the back. Secondary signage up to 45 square feet in area was permitted on the west elevation.
2. The proposed freestanding sign would have a 2' high x 8' wide brick base to match the building and be located 8' from the right-of-way line. The base is proposed with 8" address number in white. The structure above the base is proposed as 3' high x 8' wide. The proposed sign face would be the curved Fresh Thyme logo in aluminum, 2'3" high x 8' wide x 1'6" deep. The sign background would be proposed as yellow with brown edges, having 1" thick acrylic 11" and 3" green letters and a brown tractor. The sign would be externally illuminated with ground mounted fixtures.
3. Single wall signs are proposed on the front and rear of the building, each being 13'7" wide x 3'10" high or 52 square feet. The curved design is the same as the freestanding sign and logo. The aluminum background would have the same yellow with brown edges. The letters spelling "Fresh Thyme" would be reverse channel letters with green acrylic creating a green halo around the letters when illuminated. The tractors would be illuminated in a white halo. The letters spelling "Farmers Market" and "Healthy Food. Healthy Values" (in rear only) would be 1" deep acrylic letters. Gooseneck lights are also proposed for illumination.
4. The other sign would consist of green 1' high non-illuminated aluminum letters advertising "Fresh Produce" and "Vitamins". The total area of secondary signage proposed is 29 square feet.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

The plan calls this area the "Old Worthington Transition Area", and recommends the creation of an additional pedestrian-oriented neighborhood retail node, and targeting desired retailers.

Recommendation:

Staff is recommending approval of the application. The proposed signage reflects the intent of the previously approved plans.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Mr. Patrick Sauerland approached the microphone and stated his address is 1400 16th St., Suite 300, Oak Brook, IL 60523. Mr. Sauerland said the sign illumination was intended to turn off at the same time the parking lot lights go out. The lights would go out after the employees have safely walked to their cars. Mr. Coulter asked Mr. Sauerland if there would be any lights left on for safety reasons and Mr.

Sauerland said that would be an operational decision and he cannot make that decision. Mr. Coulter said he has a safety concern if all of the parking lots are turned off, and for security purposes he would like to see a few of the lights left on after closing. Mrs. Bitar said she believes that those details can be worked out. Mr. Hofmann said he thought the lighting scheme was nice and that the simple trim in green and back lighting on the logo will be a nice touch. Mr. Tommy Reed approached the microphone and stated his address is 2328 Florence Ave., Cincinnati, Ohio 45206. Mr. Reed said the back lit light on the sign will not bother the neighboring properties. Mr. Sauer asked if the gooseneck lamps will be warm or cool in color. Mr. Reed explained the LED lights will be on the cool side, and have approximately 104 watts of lighting. Mrs. Bitar discussed the secondary signs that are proposed for the back of the building. Board members had no other questions or concerns. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY ATLANTIC SIGN COMPANY FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO ADD SIGNAGE AT 933 HIGH ST., AS PER CASE NO. AR 28-15, DRAWINGS NO. AR 28-15, DATED MAY 1, 2015, 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; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

d. Signage – **1020 High St.** (Sign Affects Limited) **AR 29-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

In 1994 a variance was granted allowing three 25 square foot signs on this building. The original signage was for Spare Parts for the Home. In 2004, Columbus Prescription purchased the building and erected signage under the previously granted variance and in a similar style with freestanding text above and below an illuminated bar. Now new businesses would like to replace the signage.

Project Details:

1. The proposed signs would be in the same location (north, west, and south sides of the building) as the existing and within the 25 square foot limit, being 42” x 72” or 21 square feet in area each.
2. Proposed is ½” flat cut acrylic mounted on a black and white metal panel: the top would be The Medicine Shoppe Pharmacy logo in white; the bottom would say “Prestige Dining

Club” in black.

3. Two gooseneck lamps are proposed to be mounted above each sign.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

The plan calls this area the “Old Worthington Transition Area”, and recommends the creation of an additional pedestrian-oriented neighborhood retail node, and targeting desired retailers.

Recommendation:

The signs should have the same basic design as the previous signage, with individually mounted letters. Using a panel behind the letters does not have the same character.

Meeting Discussion:

Mr. Sauer asked if signs on the north and south sides of the building would be adequate and eliminate the need for a sign on the west side of the building. Mr. Scott Podolan of 2117 Scottingham Dr., Dublin, Ohio, approached the microphone and stated he is the owner of the business. Mr. Podolan said he would not object to using two signs instead of three. Mr. Coulter asked Mr. Podolan if the door facing High Street is an active door and Mr. Podolan said no. Mr. Coulter said since the door facing High Street is not an active door, then he sees no reason for the third sign on the west end of the building. Mr. Hunter said he would not have a problem with the north and south signs being lit because the signs will not be very visible with just street lighting. Mrs. Bitar explained the applicant is proposing two gooseneck lamps above each sign, and also that temporary signage will not be allowed. Board members had no other questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application but no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY SIGN AFFECTS LIMITED FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO REPLACE SIGNAGE AT 1020 HIGH ST., AS PER CASE NO. AR 29-15, DRAWINGS NO. AR 29-15, DATED MAY 1, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE AMENDMENT THAT THE SIGNS WILL BE LIMITED TO THE NORTH AND SOUTH SIDES ONLY.

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

e. Roof, Dormer, Garage Demolition – **690 Evening St.** (Timothy Shaw) **AR 30-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

This house was built in the early 1900's and is a two-story Colonial Revival style house. The house and outbuildings are in disrepair.

Project Details:

1. The new owner would like to create livable space in the attic by adding a shed dormer across the rear of the gable roof. The dormer would be narrower than the width of the gable, and replace an existing small dormer in the middle of the roof. Cedar shingle siding is proposed to match the house, and the dormer would have a membrane roof.
2. The roof of the house is slated for replacement with GAF Lifetime Sienna Chateau Gray Designer Shingles.
3. There are 2 outbuildings on the property: a small shed and a two-car garage. Both are in disrepair. The garage is listed as a contributing structure in the Worthington Historic District.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Roof shape, compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance. Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington's character.

Recommendation:

Staff is recommending *partial approval* of the application. New roofing is greatly needed; the proposed dormer is appropriate. As a contributing structure in the historic district, consideration should be given to restoring the garage.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Mr. Tim Shaw approached the microphone and stated his address is 690 Evening St., Worthington, Ohio. Mr. Coulter said he is excited to see this house being restored. He also lives next door to this property, and is aware that the garage is a contributing property to the Historic District because he wrote the application for such designation; however there are no redeeming qualities left of that garage. Mr. Coulter explained that Mr. Shaw will need to discuss all of the changes he intends to make with Mrs. Bitar. Mr. Coulter said the dormer Mr. Shaw intends to add to his third level is similar to the one he has on his house, and the dormer will not be visible from the street. Mr. Coulter believes this will be the first of a few applications for improvements to this home. 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.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY TIMOTHY SHAW FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH ACCESORY STRUCTURES AND CHANGE THE ROOF AT 690 EVENING ST., AS PER CASE NO. AR 30-15, DRAWINGS NO. AR 30-15, DATED MAY 1, 2015, 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; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

f. Porches, Port Cochere, Garages, Apartment, Walls, Fencing - **579 High St.** (Joel Mazza) **AR 31-15**

&

C. Municipal Planning Commission (continued)

2. Conditional Use - New

a. Residential in C-5 – **579 High St.** (Joel Mazza) **CU 12-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

The structure on the site is a two and ½ story brick American Foursquare that was constructed in the early 1900s as a residence. The house was later used for commercial activities. The parcel is 0.359 acres in size and is in the C-5 Zoning District as of the approved rezoning in 2013. The owner was approved to use the structure as a residence by Conditional Use Permit at the same time.

The homeowner would like to make changes to the existing house; add a two-car garage; add a four-car garage with an apartment above; add a swimming pool; and add various walls and fences to the site.

Project Details:

1. House: The homeowner would like to add a front porch to the house, with square paneled columns and a railing with decorative balusters. A widow’s walk is also proposed with the same railing. A porte cochere is planned off the south side of the house with matching columns and a rail on top. To the north side a retaining wall is proposed to allow installation of a door to access the lower level. To the rear, the plan involves construction of a porch on two levels, supported by a sandstone piers and walls

on the sides. The proposed stone would match the existing foundation of the house. The wood columns and railings are proposed to match the porch proposed for the front of the house. The grade behind the house is significantly lower. An opening in the rear rail on the lower porch would lead to steps down to grade. Some rear windows seem different in the elevations than existing.

2. Two-car garage: A 719 square foot garage is proposed at the southwest corner of the property. Accessory structures are required to be 10' from the rear property line, so a variance would be required for the proposed placement. The garage is proposed with brick veneer and a slate roof. Garage doors with an arched soldier course above are proposed. A concrete drive is proposed to extend from High St. to the port cochere and the garage.
3. Four-car garage with apartment: This 50' x 40' structure is proposed to the west of the main house. Although it is not an addition, it competes with the house for attention like an addition would. The structure is proposed much closer to Short St. than the original house, but it sits lower due to the elevation change. The structure is proposed with a hipped roof and three gabled dormers on the north side. Garage doors with an arched soldier course above as in the two-car garage are proposed.
4. Swimming pool: A 16' x 40' swimming pool is proposed to the rear of the porte cochere. More detail is needed about the area around the pool.
5. Walls/Fencing: A 6' high brick wall is proposed along the west property line. A sandstone retaining wall with an 8' high black aluminum fence is proposed between the two-car garage and the house. A sandstone retaining wall is proposed around the proposed courtyard on the north.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Front porches are typical features for American Foursquare houses. New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;

7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building.
11. Sustainable Features, which shall include environmentally friendly details and conservation practices such as solar energy panels, bike racks, and rain barrels.

Worthington Comprehensive Plan

Village centers like Old Worthington are logical places to add residential density in and behind the main corridor. Such residential development adds more pedestrian activity.

Worthington Conditional Use Permit Regulations

The following basic standards shall apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – Parking is provided in garages.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect is unclear.
4. Utilities required – New utilities may be needed.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – Not applicable.
8. Shielding or screening considerations for neighbors – The screening is with structures, not landscaping.
9. Appearance and compatibility with the general neighborhood – Changes must be approved by the ARB.

Staff Analysis:

- The walled-in effect of this proposal is not typical of development in Old Worthington.
- The changes to the original house seem appropriate, except square balusters should be considered instead of the proposed.

- The new structures should be set back some distance from the rear and possibly the side property lines to allow for maintenance of the structures without entering onto other properties. The arches above the garage doors may not keep the character of the original house.
- With the increased development on the lot, it may help to use some sort of pervious pavement, like pavers, for the driveway.
- The addition of a residential use at this location is appropriate.
- Material samples, including window and door catalogue cuts, are needed.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Mr. Joel Mazza approached the microphone and stated his address is 579 High St., Worthington, Ohio. Mr. Mazza said he repurposed an old church door from Mt. Vernon, Ohio for his home. He said he likes to repurpose and salvage building materials as much as he can. Mrs. Bitar said she was delighted to see that kind of investment going into a structure such as this. Mr. Mazza said he is looking for approval to get started working on the front porch, the porte cochere, the rear porch, the curb cut and the side entrance and patio. Mr. Coulter asked Mr. Mazza if the Board were to approve what was just mentioned and exclude the pool and garage/apartment from the approval this evening, if he would be okay with that, and he said yes, but he would like to get the Board's opinion about the pool. Mr. Mazza said he intends this location to be his last home. Mr. Coulter had a question about the curb cut on High Street and asked city staff if that needed to be vetted by the City's Engineer with proximity to Short Street? Mrs. Bitar explained if the City Engineer believed the curb cut to be too close this might be a problem, but this has not been taken care of yet. Mrs. Holcombe asked Mr. Mazza if this house originally had a front porch. Mr. Mazza said, yes, and pointed out original details of where the porch used to be. He said he tried to look for photographs at the Worthington Historical Society and Franklin County. Mr. Mazza said he would like to build a very traditional flat roof with very high detail.

Mr. Mazza said they completely stripped the inside of this house down to the brick so they could tell where the original doors and windows used to exist. He said he has completely restructured the interior of this home, using traditional design and materials. Mr. Coulter said he would like to see the garage pulled forward a bit. Mr. Mazza said he is trying to create some screening for the pool, and have an oasis in the back yard. Mr. Coulter would like to see Mr. Mazza use a paving material that is interspersed with grass giving a more natural look as opposed to just all concrete, or possibly using a stamped concrete that has the appearance of brick. Mr. Mazza said that after he spoke with Mrs. Bitar, he would like to leave the front drive concrete, or stamped concrete for the porte cochere, and would then intersperse some sort of grass and pavers back to the garage. Mr. Hofmann asked if Mr. Mazza would consider using the garage as a center point for the pool, and use fencing and other green material for screening, therefore eliminating some of the concrete. There was also a discussion about alternative materials for the driveway to help save the trees. Mr. Mazza also discussed a utility easement that he has to adhere to. Mr. Mazza said he tore down his family's restaurant about a year ago and would like to incorporate the old sandstone from that restaurant into his porch. The retaining wall will be constructed of the same material.

Mr. Reis said he is looking forward to seeing this project finished; he is impressed with the amount of work that is being done to restore this building. Mr. Coulter would like to see more detail for the proposed fencing, landscaping details, and where the condensing units are going to be placed. Mr. Hunter asked if there was anyone in the audience that wanted to speak either for or against this application and one person came forward. Ms. Brittany Brower of Maguire & Schneider LLP, of 1650 Lake Shore Drive, Suite 150, Columbus, Ohio 43204. She said she wanted to bring to the Board's attention that her client (adjacent property owner to the south) is in litigation with Mr. Mazza, involving a matter she described as a prescriptive easement, and access use at the south end of Mr. Mazza's property. Ms. Brower said she feels that approving the garage and the driveway would not be appropriate at this time. Mr. Coulter asked Ms. Brower if the easement actually exists and Ms. Brower said that is what the litigation is about, a portion of the driveway. Mr. Coulter asked if the site plan was approved as presented this evening, is there a possibility to make it contingent upon the resolution of the litigation? Mrs. Fox, the City's Law Director, said she did not hear whether or not the plan itself impinges on the easement in question. Mrs. Bitar said she did not have exact measurements, but at a quick glance, she did not believe that would have an impact on this matter. Mrs. Fox cautioned the Board about approving matters that are still involved with litigation. There were no other speakers.

ARB Motion:

Mr. Coulter moved:

THAT THE REQUEST BY ERMA, LLC FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO MAKE CHANGES TO THE PROPERTY AT 579 HIGH ST., AS PER CASE NO. AR 31-15, DRAWINGS NO. AR 31-15, DATED APRIL 30, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **THAT BALLUSTERS AT THE STRUCTURE ON THE ROOF AND THE PORCHES WILL BE SQUARE INSTEAD OF ROUND;**
- **THAT THE NEW DRIVEWAY BE CONSTRUCTED OF A COMBINATION OF PAVERS AND GRASS OR STAMPED CONCRETE BUT NOT SOLID CONCRETE AS SHOWN TONIGHT;**
- **THAT THE FINAL DRIVEWAY DESIGN AND APPROVAL BE CONTINGENT UPON THE RESOLUTION OF THE PENDING LITIGATION AT THE OWNER'S RISK;**
- **THAT THE ELEMENT ABOVE THE GARAGE DOORS BE FLAT INSTEAD OF ROUNDED;**
- **THAT THE TWO-CAR GARAGE BE MOVED EAST FROM THE WEST PROPERTY LINE A MINIMUM OF FIVE FEET;**
- **THAT THE MULTICAR GARAGE, THE FENCING, THE SWIMMING POOL DESIGN LAYOUT, AND APARTMENT OVER THE GARAGE NEED TO COME BACK FOR FURTHER REVIEW AND THAT THE DESIGN OF THE POOL SURROUND AND WALK BE BROUGHT BACK AS A PART OF THAT.**

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

MPC Motion:

Mr. Coulter moved to table this application and Mrs. Holcombe seconded the motion. All members voted, “Aye”.

After a short break, Mr. Hunter explained he wanted to change the order of the Agenda in order for the Board to hear the two Amendment to Development Plan applications.

C. Municipal Planning Commission (continued)

3. Amendment to Development Plan

- a. Signage – **7029 Huntley Rd., Ste A (Stone City LLC) ADP 03-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

This property has frontage on both Huntley Rd. and Worthington Galena Rd. The applicant’s storefront is located at the east end of the building, along Huntley Rd., with the loading dock in the rear facing west. Another business selling a similar product (The Granite Guy) is located at the west end of the building facing Worthington Galena Rd., with a loading dock facing east. Approval was granted earlier this year for The Granite Guy to have two signs, one near the storefront and one above the loading dock. Approval of this application would allow Stone City to keep two signs, one near the storefront and one above the loading dock.

Project Details:

- 1. Stone City’s signs are 16’ wide x 4’ high, with black lettering on a white background.
- 2. Variances for excess sign size and number of wall signs would be necessary to keep the existing signs.
- 3. Permits were not obtained for the signs, but an application has now been received.

Land Use Plans:

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.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing

significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff recommends approval of the application, feeling the applicant has shown that two signs are warranted for the business.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Mr. Zuo Ding Gao approached the microphone and stated his address is 7029 Huntley Rd., Suite A, Columbus, Ohio, and along with Mr. Gao was his employee Anthony Lim. Mr. Lim said there are three granite fabricating businesses in the same building, so they need the additional signage for their customers and deliveries. Stone City is also located within three of the suites at this address, Suites A, E and F. They have had a problem with shipping companies getting their address correct, so the additional signage will correct that problem. 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.

Motion:

Mr. Sauer moved

THAT THE REQUEST BY STONE CITY LLC TO AMEND THE DEVELOPMENT PLAN FOR 7029 HUNTLEY RD., SUITE A AS PER CASE NO. ADP 03-15, DRAWINGS NO. ADP 03-15, DATED APRIL 23, 2015, 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. 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. Property Reduction to Accommodate Highway Construction – **500 W. Wilson Bridge Rd.**
(Lynda Gildea) **ADP 04-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

This 7 acre property is at the west end of the Wilson Bridge Rd. Corridor, adjacent to the Olentangy Parklands, and is part of the Officescape development. When the building was constructed in the late 1970's, it exceeded the Code requirement for distance from the property line to the building. A cooling tower was also constructed closer.

With the interchange improvement for I-270 and SR 315, ODOT needs additional property for the flyover ramp from SR 315 south to I-270 east. The acquisition would create a situation

where the building and its cooling tower are closer to the property line than is allowed by the Worthington Code.

Project Details:

1. The required setback of buildings along freeways is 50'. The building is 60' from the existing property line; the cooling tower is 20' from the existing property line.
2. With the acquisition, the building would be 22.9' from the right-of-way line; the cooling tower would be 10' from the right-of-way line.
3. The roadway would be about 46' from the northwest corner of the building.

Land Use Plans:

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 the City Council.

Recommendation:

Staff feels *approval* of the application should be recommended to the City Council to accommodate the improvements to the interchange.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. The applicant was present and did not have anything further to add to the discussion. Board members did not have any 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.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY LYNDA GILDEA TO AMEND THE DEVELOPMENT PLAN FOR 500 W. WILSON BRIDGE RD. AS PER CASE NO. ADP 04-15, DRAWINGS NO. ADP 04-15, DATED APRIL 27, 2015, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

Mr. Hunter explained the Board would not continue with the regular agenda in order.

C. Municipal Planning Commission (continued)

2. Conditional Use - New

- b. Recreational Facility I-1 – **6740 Huntley Rd.** (Rachel Ellis) **CU 09-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

This building was constructed in 1981 and is identified as Huntley Commerce Center. The building is set up mainly for office and warehouse tenants. Approval of this request would allow operation of CBUS Lifting Co. at this location.

Project Details:

1. The business would offer powerlifting and cross training for its clients in a 7155 square foot space at the east end of the building.
2. Hours of operation would typically be 6:00 am to 9:00 pm daily.
3. Ample parking is available adjacent to the building.

Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – Parking is provided adjacent to the building, and should be ample to accommodate the use. Additional traffic on Huntley Rd. should be negligible.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – Daily from 6:00 am to 9:00 pm.
8. Shielding or screening considerations for neighbors – No change to building or site.
9. Appearance and compatibility with the general neighborhood – No change to building or site.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending *approval* of this application. 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.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. Ms. Rachel Ellis approached the microphone and stated that her address is 4261 Abbey Chase Ct., Hilliard, Ohio. Along with Ms. Ellis was, Ms. Maggie Coon of the same address, and Mr. Brian Escolas 2639 River Oaks Dr., Columbus, Ohio. Mr. Hunter asked the applicants if there was any other information they would like to add and they said no. Board members had no questions or concerns. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY RACHEL ELLIS FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 6740 HUNTLEY RD., AS PER CASE NO. CU 09-15, DRAWINGS NO. CU 09-15, DATED APRIL 14, 2015, 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, aye. The motion was approved.

c. Recreational Facility C-5 – **661 High St.** (Maria Andersen/SNAP Fitness) **CU 10-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

This building was originally constructed in 1875 and remodeled in the late 1900's. The building currently houses Sassafras Bakery and the Old Bag of Nails, and the former Worthington

Hardware space is being divided, with 2 of the suites spoken for by Grid Furnishings and Igloo Letterpress. This application is a request for a Conditional Use Permit to operate a recreational facility in the remainder of the first floor space (2510 square feet) and the second floor space (1945 square feet) by SNAP fitness.

Project Details:

1. The business has been referred to by the applicant as an “Upscale Boutique Neighborhood Fitness Center”. The business would be open 24 hours a day, 7 days a week, accessible to members only with a key card. Peak hours of use are cited as 6:00 am – 8:00 am, Monday – Friday; and 5:00 pm – 7:00 pm, Monday – Thursday. No more than 9-12 members are expected at the facility at any given time. Most members are cited as living within 1 mile of the gym.
2. Interaction with the community would include:
 - Offering member deals with Old Worthington businesses
 - Using neighboring businesses for furniture, advertising, etc.
 - Farmer’s market interaction
3. Signage and any other exterior changes would need approval from the Architectural Review Board. Discussion thus far has been the possible addition of wood in the entry ceiling; removal of the muntins in the storefront windows; a new door with steps at the rear; and changes to the second floor windows, including opening windows previously filled in. On the interior, a new stairway to the second floor is proposed at the southeast corner of the building; and many of the existing materials would be retained.

Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – Parking would be shared with the other Old Worthington businesses. The evening peak hours would provide the most difficulty with parking. Members walking or biking to the facility could help.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – Open to members 24 hours a day, 7 days a week.
8. Shielding or screening considerations for neighbors – Not applicable.
9. Appearance and compatibility with the general neighborhood – Signage and any exterior building changes would have to be approved by the Architectural Review Board.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be

expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Design Guidelines, Architectural District Ordinance and Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington according to the Comprehensive Plan. Old Worthington is the heart and symbol of the Worthington community and it is one of the most successful original town centers in Ohio. It remains a key retail location for the City with the result being a vibrant and successful retail node that invites the community to gather and is the envy of other authentic town centers. If the buildings and area continue to be well-maintained, the restaurants are supported, and retail zoning in the area closely guarded, Old Worthington should continue to thrive. Focus retail and office uses to the High Street corridor with particular attention on retail for first floors in Old Worthington. Market to desired retail users that are targeting the authentic town center with pedestrian-oriented store plans and products.

According to the Design Guidelines, retail uses are preferred on the first floor in Old Worthington. For non-retail businesses, consider using window displays related to the business, to local history, or to some other subject so that the storefront contains something of visual interest for passing pedestrians.

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. The design guidelines recommend minimizing the size of signs.

Staff Analysis:

The planning documents of the City recommend retail and restaurant uses for the first floor in Old Worthington. The proposed recreational facility, being closed to the general public, may not provide visitors to Old Worthington with an inviting, pedestrian-friendly experience. The business may, however, create more foot traffic from Worthington residents; and there would be an investment in the interior of the building.

If the use is approved, a commitment to keep the doors open to the public during events such as the Farmer's Market should be considered. Also, the storefront windows should contain something of visual interest for passing pedestrians.

Meeting Discussion:

Mr. Hunter asked if the applicant was present. The applicants stated they had not been sworn in yet. Mrs. Bitar swore in the applicants. Maria Anderson said she works for an architectural firm known as Jonathan Barnes Architecture, located in downtown Columbus, Ohio. Mr. Matt Davis said he lives in Powell, Ohio, and is the developer for this project. Ms. Anderson stated this business would be located within the C-5 zoning district, and she feels this business would serve as a personal service to the community. Ms. Anderson compared this business to a beauty parlor where their clients would stay for an hour and then leave. Mr. Coulter asked Mr. Davis if he looked at other addresses in Worthington besides this location and Mr. Davis said yes, he already

has locations in German Village, Grandview, Upper Arlington, Bexley, Clintonville, and has been waiting for a location in Worthington for three years. Mr. Davis continued his discussion as to why he believes this concept would fit at this location. He positions his businesses to be within the hearts of the community and fully interact with the community. Mr. Davis explained to Mr. Sauer how his business interacts with the community every day. He said they would be using both stories of the building.

Mr. Hunter said he has a problem with the fact that retail use in this location is the key, and having ten to twelve clients at a time is not necessarily high activity. Mr. Hunter explained that he would love to see this business somewhere in Worthington, but he is not sure this would be the best location for them. Worthington's business district is only about a block and a half long. If this business were just using the second floor and there was a coffee shop or some other retail business down below he might not have a problem with it, but he would like to see something along the lines of retail that would draw in more traffic. Mr. Davis said he feels the number would be higher than retail because there would be approximately nine to twelve people in the building space about every hour. He told Mr. Hunter there have not been any problematic instances at any of the other locations for his business. He continued to say his business needs to be in the heart of the city in order for the concept to be accepted and enjoyed by the community. Mr. Davis said he had signatures from 208 nearby residents that approved of and would possibly use his facility. He also said he received signatures of approval from ten other nearby merchants. Mrs. Bitar swore in the next speaker.

Mr. Nick Zettler approached the microphone and said he would like to thank the community for supporting his hardware business for twenty-six years. Mr. Zettler said due to building code requirements the tin ceiling had to be removed, but this particular tenant would like to see the ceiling restored. Mr. Zettler believes this business would stay in this location for an extended period of time because they are willing to sign a ten year lease.

The next speaker was Elizabeth Buchenroth and she explained that Nick Zettler is her father and they have been working on this process for about six months. She was pleased to hear the Board was happy about Grid and the Igloo Press occupying part of the retail space. Mrs. Buchenroth said they have made a considerable economic investment in restoring the building costing over a million dollars to make viable spaces for leasing. Residents in the community would like to be able to walk to work, walk to restaurants, and enjoy exercising nearby as well. There were no other speakers.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY MARIA ANDERSEN ON BEHALF OF SNAP FITNESS FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 661 HIGH ST., AS PER CASE NO. CU 10-15, DRAWINGS NO. CU 10-15, DATED MAY 1, 2015, 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, nay, Mr. Sauer, aye; Mrs. Holcombe, nay; Mr. Coulter, nay; and Mr. Reis, aye. The motion was denied.

- d. Co-Located Child Day Care Center, Nursery School and Preschool in R-10 – **6121 Olentangy River Rd.** (M+A Architects/Congregation Beth Tikvah) **CU 11-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information from the staff memo:

Background & Request:

The City Council recently amended the Code to allow a Co-located Child Day Care Center, Nursery School and Preschool as a Conditional Use in the R-16 and R-10 zoning districts. The Ordinance became effective on April 29, 2015. The definition follows:

“Co-located Child Day Care Center, Nursery School and Preschool” means a center that is located within the structure of, and uses the facilities of, a Semipublic principal use; and is operated by the Semipublic principal user or by an organization that furthers the principal user’s mission.

The approved Ordinance also made clear the need to return to the Commission for approval should any change to a Conditional Use affect the basic standards or review elements.

Congregation Beth Tikvah would like to offer an early childhood program at its facility so has applied for a new Conditional Use Permit to do so.

Project Details:

1. **Building Additions:** In order to accommodate the use, additions to the front and rear of the building are proposed. The front (east) addition would be 4087 square feet in area, housing classroom space; a 1003 square foot addition at the northwest corner of the building would become the location of a library. The proposed addition on the front of the building would extend the existing walls of the building about 50’ to the east.

Both additions have been designed to blend in with the existing structure, being one story with similar roof design and materials to match. Rather than all brick walls, a brick base is proposed with fiber cement lap siding above. Asphalt shingles are proposed for the roofing.

Catalogue cuts have been provided for the light fixtures on the east side of the building. The photometric plan indicates the light levels would barely extend beyond the footprint of the play area, with the levels being 0 footcandles at the north and south property lines.

2. **Site:** Beyond the addition a play area would extend an additional 45’ to about 50’ from the front property line. The play area is proposed to be enclosed with a stone landscape bed, and would include a 4’ high wood fence inside the landscaping. Rubber field turf is proposed for the surface.

Extension of the existing 6' high wood fence along the south property line is proposed for 110', which would be just beyond the planter at the edge of the play area.

On the north side 4' high wood fencing is proposed along the property line in locations where fencing does not currently exist.

Six trees ranging from 6" – 36" would be removed to allow for construction of the addition on the east side. In addition to retention of a 36" tree adjacent to the play area, and the plantings around the play area, three new deciduous trees are proposed in front of that area. Other trees at the front of the site would be retained.

3. Use: This Co-located Child Day Care Center, Nursery School and Preschool would be located as part of the synagogue, so would not be permitted to operate should the synagogue cease to operate at this location. The use is described by the applicant as a faith-based preschool that would run from 9:00 am – 12:00 pm, with care available from 7:00 am to 6:00 pm, and would include infant care.

A traffic study has been submitted, and is based on 150 students being enrolled in a preschool/day care facility, using the Institute for Transportation Engineers numbers of trips generated.

Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – The traffic study submitted with the application indicates the new use would not have a negative impact on traffic or safety, and that roadway improvements would not be required.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – The additional mechanical equipment is proposed for the existing screened rooftop area so noise should not impact the neighbors.
7. Hours of use – Daily from 9:00 am to 12:00 pm, with extended care hours from 7:00 am to 6:00 pm.
8. Shielding or screening considerations for neighbors – Additional 4' high fencing is proposed in areas without fencing along the north property line.
9. Appearance and compatibility with the general neighborhood – The building additions are compatible with the existing, which was originally designed to "fit in" with the neighborhood.

Land Use Plans:**Worthington Conditional Use Permit Regulations**

The following basic standards apply to conditional uses in any "S", "AR" or "R" District: The location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from the use will not be hazardous, inconvenient or conflict with the normal traffic on residential streets, taking into account the relation to main traffic thoroughfares and to street intersections, parking, screening and the general character and intensity of development of the area. The provisions for parking, screening and signage shall also be specified by the applicant and considered by the Commission.

Recommendation:

Staff is recommending *approval* of this application based on the standards and review elements.

Meeting Discussion:

Mr. Hunter asked if everyone in the room that planned to speak was sworn in yet, and they had not, so Mrs. Bitar swore in the remaining speakers. Mr. Hunter asked if the applicant was present. Mr. Andy Shafron approached the microphone and stated his address is 7128 Bluffstream Ct., Columbus, Ohio. Mr. Shafron said he is currently the President of Congregation Beth Tikvah. Mr. Shafron said Beth Tikvah has been a very healthy and successful member of the community for many decades. He said their Conditional Use application focuses on Beth Tikvah being able to serve their youngest members with early childhood education. Mr. Shafron said they have worked with their members and nearby neighbors for hundreds of hours on this request. They have also hired a professional architect, surveyor, completed a traffic study, and consulted with a builder regarding costs for building materials. They have an active community with programs running seven days a week with no restrictions on their activities. Mr. Shafron said Beth Tikvah has shared the traffic study with the Municipal Planning Commission, which looks at potential impacts of an enrollment number that might be beyond their anticipation. Miss Lanham is a professional operational traffic engineer. Miss Lanham has followed up with a letter addressing some concerns with State Route 161. Mr. Matt Canterbury of M+A Architects approached the microphone and stated his address is 775 Yard St., Grandview, Ohio. Mr. Canterbury discussed the design philosophies of his client, and address trying to check off all of the zoning boxes to make sure that this is something that will fit in with the community and address anything that would possibly adversely affect the neighborhood.

Mr. Sauer asked Mr. Canterbury to clarify what will be renovated and if that area would be able to hold one hundred and fifty children. Mr. Canterbury said the main room plus another smaller room would be able to hold one hundred and fifty children. Mr. Hunter explained that all of the letters that the city and Board members have received are part of the record.

Mr. Hunter asked Mr. William Cooper to address his agreement with Beth Tikvah. Mr. Cooper he is in contract to purchase the vacant land, which is the western part of Beth Tikvah's parcel. The contract is contingent of Beth Tikvah receiving approval of the Conditional Use Permit

application. Mr. Cooper said he intends to combine the land with his parcel at the end of Rau Lane, 6083 Olentangy River Rd. He felt this would end the ongoing debate and uncertainty about Beth Tikvah's future use of Colebrook Drive as an access point.

The next speaker was Mr. Zak Shank of 880 Middlebury Drive, Worthington, Ohio. Mr. Shank said that he brought along for comparison the compliance sheet for the Jewish Center of Columbus (JCC) North and he shared that information with the Board members. He would like to know how much classroom space will be added to Beth Tikvah. Mr. Hunter said he wanted to ask Mrs. Fox a question. He said conditional uses can come with conditions that go along with the use. Could the MPC impose a maximum number of children as part of the conditional use? Mrs. Fox said she had that discussion at the last City Council meeting because one of the residents asked if that could be included as a condition. Mrs. Fox said she replied there should not be a focus on an exact number at this time but to consider the effect on the surrounding neighbors. She does not know if one number would be much different from another number. Mrs. Fox urged the Commission members to consider the size of the building, the effect on the neighbors and the screening instead of focusing on a specific number. How would such a specific number be enforced? Mr. Coulter agreed with Mrs. Fox because the number of children will be worked out through the licensure law of Ohio. Mr. Shank would like to see the same fence line with the same kind of continuous fence that the southern neighbors have, which is a six foot privacy fence. He would like to see the fencing on the north side of Beth Tikvah match the fencing on the south side.

Mrs. Cheryl Ring of 6170 Middlebury Drive E., Worthington, Ohio spoke next. Mrs. Ring said she had not planned to speak but she noticed that the bike path that runs along the front of Beth Tikvah's property had not been addressed. She said the last time they wanted to expand their building she went to the Council to let them know her son was hit while riding his bicycle when someone pulled out of Beth Tikvah onto Olentangy River Road. Mrs. Ring said the more people that will be pulling in and out of Beth Tikvah, the more likely someone might be hit while running, cycling or walking along the path to Antrim Park.

The next speaker was Mr. Tom Groeneveld of 885 Middlebury Dr., Worthington, Ohio. The traffic study has indicated there should not be a problem at peak hours, but as a resident he knows that traffic from State Route 161 backs up to Middlebury Drive, during the hours of 5:00 and 6:00 p.m. and he is concerned about the additional traffic.

Mr. Chris Scott of 6085 Olentangy River Road wanted to know how much more Beth Tikvah plans to expand. He said the neighbors keep compromising and compromising and every few years Beth Tikvah wants to expand. He would like to know when the expansions are going to stop.

The next speaker was Mr. Bill Lhota of 838 Cambridge Ct., Worthington, Ohio, which is about two blocks south of Beth Tikvah. He said he wanted to read something into the record about a Strong Start for American's Children Act that was created in 2013. Mr. Lhota said the research shows that providing a high quality education for children before they turn five years old yields significant long term benefits. Individuals that were enrolled in a quality pre-school program

ultimately earned approximately \$2,000.00 per month higher than those who were not. Young people who were in a pre-school program are more likely to graduate from high school, to own homes, and have longer marriages. Other studies show similar results, children in quality pre-school programs are less likely to repeat grades, need special education, or get into trouble with the law. Early childhood education makes good economic sense. Mr. Lhota said that he is representing the neighbors that live on Cambridge Court, six families, that strongly support the addition for Beth Tikvah.

Mr. Anthony Ponziani of 911 Middlebury Dr., Worthington, Ohio spoke next. Mr. Ponziani said he did his own traffic study that was taken during rush hours traffic between 5:00 p.m. and 6:00 p.m. and his gps system suggested taking a route through Shaker Square to save time. He feels there will be significant traffic pattern changes. He said he is also concerned about the bike path in front of Beth Tikvah, and his children play basketball on the street where some cars might use as a short cut. He is also concerned about the screening, and wonders why is Beth Tikvah selling the additional lot. Mr. Ponziana wants to know if there are plans to build on that lot.

The next speaker was Mr. Gordon Reis, III, of 824 Cambridge Ct., Worthington, Ohio. Mr. Reis said understood the things the previous speaker spoke about. Mr. Reis said early in the evening around 5:00 p.m. the traffic is backed up on State Route 161 and all of the residents on Cambridge Court have to deal with it. He said people let one another in and it is not usually a problem. He believes people protest too much. Mr. Reis said he is retired and rides his bicycle quite a bit on Olentangy River Road, and there really is not a problem. He said the real problem that exists is at the corner of State Route 161 near Linworth Road, where 300 apartments are currently under construction. He said that he supports this project in its entirety.

The final speaker was Michael Schaffer of 830 Old Woods Rd., Columbus, Ohio. He said he has been a resident of this area since 1975 and a member of Beth Tikvah for about thirty years. He said they have met all of the requirements by Worthington to move this project forward. Traffic is a fact of life and is everywhere. They are going to screen and do all the necessary things they are required to do. Beth Tikvah has always been a good neighbor and will continue to be a good neighbor in the future.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY M+A ARCHITECTS ON BEHALF OF CONGREGATION BETH TIKVAH FOR A CONDITIONAL USE PERMIT TO OPERATE A CO-LOCATED CHILD DAY CARE CENTER, NURSERY SCHOOL AND PRESCHOOL AT 6121 OLENTANGY RIVER ROAD., AS PER CASE NO. CU 11-15, DRAWINGS NO. CU 11-15, DATED MAY 1, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT A NEGOTIATION WILL TAKE PLACE BETWEEN BETH TIKVAH AND THE AFFECTED NEIGHBORS AS TO THE HEIGHT AND LOCATION OF THE FENCE ON THE NORTH SIDE, TO BE REVIEWED BY THE MPC.

Mr. Reis 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.

D. Other

There was no other business to discuss.

E. Adjournment

Mrs. Holcombe moved to adjourn this meeting at 12:40 a.m. and Mr. Reis seconded the motion. All members voted, "Aye". The meeting was adjourned.