



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
May 28, 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: Kathy Holcombe, Secretary; Mikel Coulter; Thomas Reis; Amy Lloyd; and Edwin Hofmann. Also present were: Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Richard Hunter, Chair; James Sauer, Vice Chair and Scott Myers, Worthington City Council Representative for the Municipal Planning Commission were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the May 14, 2015 meeting

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

4. Affirmation of the witnesses

B. Architectural Review Board

New

- a. Door, Awning & Signage – **559 High St.** (Minoo & Akbar Hadjarpour) **AR 32-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following 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 to replace the front door on the house; replace the awning on the commercial building; and move the freestanding sign closer to the right-of-way.

Project Details:

1. The existing door on the house is a single door with 9 lights on the top and solid on the bottom. The material is not known. Proposed is a double door with matching glass patterns. The house is set back approximately 170' from High St. and behind the commercial building.
2. A new red fabric awning is proposed to replace the existing brown awning. The dark red would match the background of the existing freestanding sign. Twelve inch letters are proposed on the awning saying "Haddad ORIENTAL RUGS", also to match the existing sign. The width of the sign would be 14'1".
3. The owners would like to move the freestanding sign toward High St., having the leading edge 10' from the right-of-way line as is permitted by Code. The sign is currently ~12' from the right-of-way.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recommend the use of simple door and trim designs compatible with the building. Generally, ornate doors are not appropriate for simple house forms.

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.

Fabric awnings are appropriate but should have a matte rather than a glossy surface. Use traditional flat, sloping awnings.

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

Recommendation:

Staff is recommending *approval* of the application. Although the proposed house door is fancier than is typical, the view would be limited. Having a wall sign of an awning and a freestanding sign is typical for commercial properties. Placement of the freestanding sign closer to the right-of-way is appropriate.

Meeting Discussion:

Mrs. Holcombe asked if the applicant was present. Mr. Akbar Hadjarpour approached the microphone and stated his address is 559 High St., Worthington, Ohio. Mr. Coulter asked Mr. Hadjarpour if the new awning will be larger than the current awning and Mr. Hadjarpour said no, the new awning will be exactly the same size as the current one. Board members had no other questions or concerns. Mrs. Holcombe 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 MINOO & AKBAR HADJARPOUR FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE AND A DOOR AT 559 HIGH ST. AS PER CASE NO. AR 32-15, DRAWINGS NO. AR 32-15, DATED MAY 8, 2015, BE APPROVED, AND THAT THE NEW AWNING WILL BE THE SAME SIZE AS THE CURRENT AWNING, 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. Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

b. Fencing – **129 W. North St.** (Ace Fence & Deck LLC/Siciliano) **AR 33-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This property is on the south side of West North Street, the second house east of Evening St. The lot is 50’ wide x 159’ deep and has a 1940’s cottage style house and a detached garage with a rear storage area. The homeowner would like to enclose the rear yard with fencing.

Project Details:

1. A section of 4’ high black aluminum fencing is proposed along the east side of the property starting at the southeast corner of the house with a gate extending across the drive, and then south to the garage. A previously submitted survey shows the garage being 1.7’ from the property line.
2. Beginning at the rear of the garage and continuing around the rear of the lot to the southwest corner of the house, a 4’ high cedar picket fence with 4” wide dog-eared pickets and 3.5” spacing between pickets is proposed. The supporting members must be on the interior of the fence.

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.

Recommendations:

Staff is recommending approval of the application. The proposed fencing is appropriate for this property.

Meeting Discussion:

Mrs. Holcombe asked if the applicant was present. Mr. Rob Bruno, representing Ace Fence & Deck, LLC, approached the microphone and stated his address is 4459 Carroll Southern Rd., Carroll, Ohio 43112. Mr. Coulter asked where the fence would be located along the west side and Mr. Bruno said the fence will be located behind the shrubbery. The split rail fence will be removed. Board members had no other questions. Mrs. Holcombe asked if there was anyone present that wanted to speak either for or against this matter and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY ACE FENCE & DECK LLC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 129 W. NORTH ST. AS PER CASE NO. AR 33-15, DRAWINGS NO. AR 33-15, DATED MAY 11, 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. Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

c. Windows – **783 Oxford St.** (Scott & Holly Heitkamp) **AR 34-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This Cape Cod style house was constructed in 1952, and has been added onto over the years. The house is white with black shutters. The applicant is remodeling the kitchen and would like to reduce the size of two windows.

Project Details:

1. The window on the south side of the front of the house is proposed to be reduced from 58” in height to 46” in height, while keeping its width. A wood window box would be added in the bottom 12”. To accommodate the decrease in height, the lights would be reduced from 11” to 9”, which would match the height of the lights in the upstairs dormer windows.
2. Reduction in height by the same amount is proposed for the first floor window in the front on the south side of the house. This window is narrower than the front window. A window box is not proposed.
3. The proposed white window frames and trim would match the style of the existing windows.
4. The applicant plans to paint the house Jicama; painting the garage is not mentioned.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Be sure that window designs are appropriate for the style or time period of the house. Avoid enlarging or downsizing window openings to accommodate stock sizes of replacements.

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

Recommendation:

Staff is recommending *approval* of this application. Although the window sizes are being reduced to accommodate an interior remodel, the style is still in keeping with the rest of the house.

Meeting Discussion:

Mrs. Holcombe asked if the applicant was present. Mr. Scott Heitkamp approached the microphone and stated that his address is 783 Oxford St., Worthington, Ohio. Mr. Heitkamp said if they plan to re-paint the house they will also paint the garage to match. Mr. Heitkamp said after he submitted the application, they contemplated a front door change, but they have not decided yet. Mrs. Holcombe 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 SCOTT & HOLLY HEITKAMP FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE WINDOWS AT 783 OXFORD ST., AS PER CASE NO. AR 34-15, DRAWINGS NO. AR 34-15, DATED MAY 15, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED SO THAT A NEW FRONT DOOR WITH LIGHTS MAY BE ADDED IF APPROVED BY CITY STAFF.

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

d. Deck – **577 Hartford St.** (Nature View Exteriors/Puckett) **AR 35-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This property has a Dutch Colonial house built in the early 1900's; a detached garage; and backs up to the Worthington United Methodist Church parking lot. This request involves replacing and expanding the existing deck to the rear of the house.

Project Details:

1. The new deck is proposed to extend 4’6” from the house and be 10’ wide. No railing is proposed.
2. Trex decking material is proposed in the color Island Mist.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines for additions and decks to be located as far to the rear as possible. Design and materials should be traditional, and compatible with the existing structure.

Recommendations:

Staff is recommending *approval* of the application. The placement of the deck to the rear and the proposed material and color are appropriate.

Meeting Discussion:

Mrs. Holcombe asked if the applicant was present. Mrs. Michelle Puckett approached the microphone and stated her address is 577 Hartford St., Worthington, Ohio. Mrs. Holcombe 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 NATURE VIEW EXTERIORS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE DECK AT 577 HARTFORD ST. AS PER CASE NO. AR 35-15, DRAWINGS NO. AR 35-15, DATED MAY 15, 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. Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

e. Addition – **184 E. Granville Rd.** (John Riser/Aljancic) **AR 36-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This is a request to finish a 9’ x 9’ addition to the rear, connecting an existing one-story addition with the main house. The house was original built in 1930 and is a two-story with a gabled roof.

Project Details:

1. The proposed addition would extend at an angle between the existing walls at the northeast corner of the house. The outside edge would be 3' in from the existing house wall.
2. Sliding glass doors are proposed on the new wall to open onto a small deck. The deck would be at least 6' from the property line to avoid the need for a variance.
3. The siding, roofing and trim are proposed to match the existing structure.
4. Staff noticed the shutters had been removed.

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.

Recommendation:

Staff is recommending *approval* of the application. The design of the addition is a little unusual, but with matching materials should blend with the existing house.

Meeting Discussion:

Mrs. Holcombe asked if the applicant was present. Mr. John Riser approached the microphone and stated he is representing Built Right. Mr. Riser's address is 6030 Lakefront Ave., Hilliard, Ohio 43026. Mr. Riser said he did not start this project; his company was hired after the first contractor took off and left the project unfinished. He plans to have everything match so the addition will look as if it has always been there. The shutters were removed in order to power wash the house, but will be placed back on the house. Mr. Hofmann said he understands the home owner would like to minimize construction costs, but he believes the design would look more appropriate if the addition was squared off. The other Board members also felt the current design looked awkward. Mr. Riser requested to table the application. Mrs. Holcombe asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Mr. Coulter moved to table this application. Mr. Hofmann seconded the motion. All Board members voted, "Aye". The application was tabled.

f. Signage – **649 High St.** (Sign Vision/The Worthington Inn) **AR 37-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

The Worthington Inn was first used as a commercial building in the mid 1800's, after being constructed as a residence in 1834. Many changes have been made over the years. In 1984, approval was given to add an awning above the side entrance when the main restaurant entrance was moved to the south side. Now, the owners would like to add signage to that awning to clarify the purpose of the entrance.

Project Details:

1. Two 10" high x 96" wide signs are proposed, one attached to each side of the awning, saying "Restaurant & Bar Entrance".
2. The signs would be made of aluminum painted to match the awning, with the lettering in gold vinyl.
3. Although there have been signs on the awning over the years, an approved variance for placement of 2 signs was not found. Application has been made to the Board of Zoning Appeals.

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.

Recommendation:

Staff is recommending approval of the application. The proposed signage is appropriate.

Meeting Discussion:

Mrs. Holcombe asked if the applicant was present. Ms. Teri Long, representing Sign Vision, stated her address is 987 Claycraft Rd., Columbus, Ohio 43230. Mrs. Holcombe and Mr. Coulter liked the stagecoach design shown for the awning. Board members did not have any concerns. Mrs. Holcombe asked if there was anyone present that wanted to speak regarding this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SIGN VISION FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO ADD SIGNAGE AT 649 HIGH ST., AS PER CASE NO. AR 37-15, DRAWINGS NO. AR 37-15, DATED MAY 18, 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. Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

g. Windows – **617 Hartford St.** (James & Lindsay Roop) **AR 38-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

The homeowners purchased this Homestead style home built in the early 1900's last year and have received approval to make many changes. This request involves replacing the front windows on the first floor of the house.

Project Details:

1. Approval was granted to replace the existing 6 over 1 double-hung windows in the house with new simulated divided light, aluminum clad wood windows in the same style.
2. Currently there are 3 large panes of glass across the front part of the home which do not open. The area used to be a porch. The owners would like to install four of the same style double-hung windows as were approved to replace others in the house in the existing opening. The proposed window dimensions are 36" wide by 60" high.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recommend if historic windows are too deteriorated to repair cost-effectively and replacement is justified, the preferred option is an in-kind replacement in the same material and design. New windows made of substitute materials such as aluminum, vinyl, or clad wood can be acceptable if they provide a reasonably good match for the windows being replaced. Be sure that window designs are appropriate for the style or time period of the house. Avoid enlarging or downsizing window openings to accommodate stock sizes of replacements.

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

Recommendation:

Staff is recommending *approval* of this application. The look of the windows will not harm the character of the house.

Meeting Discussion:

Mrs. Holcombe asked if the applicant was present. Mrs. Lindsay Roop stated her address is 617 Hartford St., Worthington, Ohio. Mrs. Roop said the picture windows are falling apart like the rest of the windows in the house. She would like to replace the picture window with windows that will match the rest of the house and be functional because the picture windows cannot be opened. Mr. Coulter asked the name of the window manufacturer and Mrs. Roop said the name of the company is Windsor. The windows will be aluminum clad with wood on the inside. Board and audience members had no other questions or concerns.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY JIM AND LINDSAY ROOP FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AT 617 HARTFORD ST., AS PER CASE NO. AR 38-15, DRAWINGS NO. AR 38-15, DATED MAY 18, 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. Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

C. Municipal Planning Commission

1. Conditional Use - New

- a. Recreational Facility I-1 – **690 H-K Lakeview Plaza Blvd.** (Buckeye Strength & Fitness)
CU 13-15

Findings of Fact & Conclusions

Background & Request:

This building was constructed in the late 1980's and houses a variety of tenants. A business called Buckeye Strength & Performance would like to operate at this location. The facility would provide athletic training through small groups and individual training.

Project Details:

1. Four suites are proposed for use by this business.
2. Fifteen cars are expected during peak times which are 5:30 am – 7:30 am and 5:00 pm – 7:00 pm. Thirty-seven parking spaces are provided adjacent to the space.

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.
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 – Tentative hours are weekdays from 5:30 am to 8:00 pm; Saturday from 8:00 am – 12:00 pm; and Sunday from 10:00 am – 12:00 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:

Mrs. Holcombe asked if the applicant was present. Mr. David Morgan stated he is filling in for Mr. Jason Feinstein who was unavailable for tonight's meeting. Mr. Morgan did not have any questions or concerns, nor did any of the Board or audience members.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY JASON FEINSTEIN FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 690 H-K LAKEVIEW PLAZA BLVD., AS PER CASE NO. CU 13-15, DRAWINGS NO. CU 13-15, DATED MAY 12, 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. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

- b. Recreational Facility in C-5 – **661 High St.** (Maria Andersen/SNAP Fitness) **CU 14-15**

Mr. Reis moved to table this application and Mr. Coulter seconded the motion. All Commission members voted, “Aye”. The application was tabled.

- c. Restaurant in C-5 – **691 High St.** (Brufco, LLC/689 North High Street LLC) **CU 15-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This space is 267 square feet in area, and in the middle of the early twentieth century commercial building at the southwest Village Green. The space was home to Care Uniforms for many years. This is a request to allow Highline Coffee Co. to operate in the space.

Project Details:

1. Highline Coffee Co. is described as a high end coffee shop that would serve espresso-based drinks, drip coffee and tea, frozen coffee, smoothies and pre-packaged baked goods.
2. Four tall tables seating two people each are proposed for the space.
3. One to two employees would typically work at the shop. The customer count is expected to be approximately 120 – 200 people a day.
4. Initially the proposed hours of operation would be Monday – Saturday, 7:00 am – 3:00 pm. The owner would expand the hours as needed to meet demand. Peak hours would likely be from 7:00 am – 10:00 am, before many of the Old Worthington businesses open. The shop would also be open during events.

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 – With peak hours typically being before other businesses are open, traffic and parking generated by the use should not be a problem.
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 – Monday – Saturday, 7:00 am – 3:00 pm and then expanded as needed.
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 Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington.

Recommendation:

Staff is recommending *approval* of this application. The coffee shop use is suitable for this site.

Meeting Discussion:

Mrs. Holcombe asked if the applicant was present. Mrs. Christie Bruffy stated her address is 5270 Brust Dr., Powell, Ohio 43065. Mrs. Bruffy said there are no other coffee shops in downtown Worthington and she would like to provide that service. Board members did not have any questions or concerns. Mrs. Holcombe asked if there was anyone present that wanted to address this application and no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY BRUFCO, LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT IN THE C-5 ZONING DISTRICT AT 691 HIGH ST., AS PER CASE NO. CU 15-15, DRAWINGS NO. CU 15-15, DATED MAY 15, 2015, AND THAT THE HOURS OF THE BUSINESS MAY BE EXPANDED TO MEET FUTURE NEEDS, 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. Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

1. Amendment to Planning & Zoning Code

- a. Add “Dog and Cat Day Care Center” to the I-1 Zoning District

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

A request was received from a business called Pathways to Independence of Central Ohio to locate in space D of 7020 Huntley Rd., which is in the I-1 Zoning District. The business would operate a training and education facility for young adults with disabilities, which would require a Conditional Use Permit as “Vocational Instruction”. As part of the business model a dog day care would be used to teach all aspects of running a business. “Dog and cat day care center” is currently neither a Permitted nor Conditional Use in the I-1 Zoning District. A change to the Code would be the only way such a facility could operate in I-1.

Details:

1. The I-1 Zoning District currently allows “Veterinary care centers” and “Animal hospitals” as Permitted Uses.
2. Definitions:
 - A. “Dog and cat day care center” means an acoustically controlled facility for the care, schooling, or grooming of healthy, group-socialized cats and/or dogs. “Acoustically controlled” shall mean that the decibel level of sound emitted from animals in this facility shall not exceed forty-five decibels at any time when measured at the property line. A dog and cat day care center shall be limited to 4,000 square feet and forty boarding animals maximum. Outdoor exercise yards and the storage of vehicles for animal transport are prohibited. Ancillary sale of pet care products including food shall not occupy more than ten percent (10%) of the gross floor area of the structure.
 - B. “Veterinary care center” means an acoustically controlled facility directly managed by a veterinarian for the care, schooling, grooming or treatment of healthy, group-socialized cats and/or dogs. “Acoustically controlled” shall mean that the decibel level of sound emitted from animals in this facility shall not exceed forty-five decibels at any time when measured at the property line. A veterinary care center shall be limited to 4,000 square feet and forty boarding animals maximum and may include indoor runs for overnight boarding of group-socialized animals, so long as the space devoted to such overnight boarding occupies less than fifty percent (50%) of the net usable area of the facility. Outdoor exercise yards and the storage of vehicles for animal transport are prohibited. Ancillary sale of pet care products including food shall not occupy more than ten percent (10%) of the gross floor area of the structure.
 - C. “Animal hospital” means a facility for the care, grooming, diagnosis and medical treatment of animals and those in need of surgical procedures and may include overnight accommodations on premises for treatment, observation and/or recuperation.
3. A duty of the Municipal Planning Commission is to recommend to Council amendments to the Ordinances.

Land Use Plans: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:

The Code Review Committee and staff are recommending *approval* be recommended to City Council to add “Dog and Cat Day Care Center” as a Conditional Use in the I-1 Zoning District. The use is not significantly different from other animal uses already allowed in the district, and as a Conditional Use could be reviewed for potential impacts on the surrounding properties.

Meeting Discussion:

Mr. Coulter confirmed the Code Review Committee discussed the change by e-mail and felt the use was appropriate as a Conditional Use. Mrs. Holcombe asked if the applicant would then apply for a permit. Mrs. Bitar said yes, anyone that wanted to operate such a facility would need to present all of the details to the Commission. Mrs. Holcombe indicated she did not have a problem with the change and Mr. Reis agreed.

Motion:

Mr. Reis moved:

THAT THE ADDITION OF “DOG AND CAT DAY CARE CENTER” AS A CONDITIONAL USE IN THE I-1 ZONING DISTRICT 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. 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

Mr. Reis moved to adjourn the meeting at 8:25 p.m. Mr. Hofmann seconded the motion. The meeting was adjourned.