



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
June 25, 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; Kathy Holcombe, Secretary; Mikel Coulter; and Amy Lloyd. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. James Sauer, Vice Chair; Thomas Reis; and Edwin Hofmann were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the June 11, 2015 meeting

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

4. Affirmation of the witnesses

B. Architectural Review Board

1. New

- a. Condensing Unit – **594 Hartford St.** (Dave Fox Design Build Remodelers/Huffman)
AR 44-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information:

Background & Request:

This house was constructed in the early 1900’s on a 100’ wide lot. In 2007, aluminum siding was removed and the original clapboard siding was restored. Also, a front porch was added which was

similar to the front porch originally constructed with the house and removed in the early 1970's. In 2012 the windows were replaced with simulated divided light vinyl clad wood windows.

An addition and garage were approved for this Dutch colonial house in November of 2014, involving 2 phases of construction: Phase 1 would allow construction of a two-story addition to the rear of the home; Phase 2 would allow construction of a two-story garage attached to the addition. A change was approved in January of this year. The addition of a second condensing unit is now proposed.

Project Details:

1. There is an existing condensing unit on the north side of the front part of the house, west of the existing bay window.
2. Two location options are proposed for the new unit: Option A would be a few feet in front of the existing unit; Option B would be toward the rear of the house on the other side of the bay window.
3. The proposed unit is similar in size to the existing. Placement on the north side of the house would be approximately 18'-19' from the north side property line.
4. Condensing units must be effectively screened on the front and sides by an evergreen hedge or dense planting of evergreen shrubs not less than the height of the equipment, or be screened by a wall or fence. In addition to the new unit, screening may be needed for the existing unit.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fences may be helpful for screening transformers, gas meters, and communication equipment. Also consider using plantings for this purpose, but be sure they do not interfere with meter-reading or maintenance of equipment. Keep functional items such as trash containers, transformers and electrical boxes orderly and well screened.

Recommendation:

Staff is recommending approval of this application as amended to include the addition of screening for the condensing units.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Stephen Dempsey stated his address is 5623 Dumfries Ct. W., Dublin, Ohio. Mr. Dempsey said his client prefers option A, and would likely plant Hemlock trees in the front and along the side of the units. Mrs. Holcombe said the two units would be fine together as long as they are screened, preferably with landscaping. 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 DAVE FOX DESIGN BUILD REMODELERS AND ROB AND TERA HUFFMAN FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A CONDENSING UNIT AT 594 HARTFORD ST., AS PER CASE NO. AR 44-15, DRAWINGS NO. AR 44-15, DATED JUNE 3, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT OPTION A IS ACCEPTABLE AND THAT LANDSCAPE SCREENING OF THE MECHANICAL UNITS IS REQUIRED.

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

b. Sign – **300 W. Dublin-Granville Rd.** (McConnell Arts Center of Worthington/TWHS)
AR 45-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information:

Background & Request:

The Peggy R. McConnell Arts Center of Worthington (MAC) was established in 2009, in the former Worthington High School (constructed in 1915) at the northwest corner of W. Dublin-Granville Rd. and Evening St. Total renovation of the building took place before the MAC was able to occupy the building. Included in the approval for the building changes was the allowance of temporary banners to be placed in the large brick insets of the building.

The board of the MAC is proposing the addition of a freestanding sign along W. Dublin-Granville Rd. to help guide visitors to the site and advertise events. Public meetings have been held over the last couple of years in an attempt to gain consensus about the style of the proposed signage. Initially an electronic message board was discussed, but was not well received in the community. The sign being presented now to the ARB involves changeable banners that would allow different messaging, mounted on a permanent structure.

Project Details:

1. The proposed sign would be perpendicular to W. Dublin-Granville Rd., centered on the MAC building, and 15' from the right-of-way line. The sign would be on school property so a variance would be required for an off-premise sign. Application has been made to the Board of Zoning Appeals. Both the school and MAC properties are in the S-1 Zoning District.
2. A 6' 5" tall by 13'4" wide black aluminum arch to match the arch in front of the MAC would sit on a 3'3" high brick base which would be about 1' wider than the arch on each side. The base is proposed to be finished with thin brick veneer to match the building brick and a light gray aluminum cap. Halo lit aluminum or HDU black letters spelling "Peggy R. McConnell Arts Center" and the MAC logo are proposed to be mounted on the brick base.
3. The arch would be lined with 14 eye bolts around the interior to accommodate

installation of 4'6" high x 10' wide double-sided banners which would be illuminated with ground mounted lights. A new banner would be installed about every 2 weeks announcing various exhibitions, classes, performances and other events. Examples of how banners might look are included in the packet. Display of temporary banners would require variances. Application has been made to the Board of Zoning Appeals.

4. Semi-public uses are permitted 15 square feet of changeable copy.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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 (standing vertically, mounted on a ground-level base and not on a pole); 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. 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. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Worthington Codified Ordinances

Sign area and number of signs are not regulated in the S-1 Zoning District.

Recommendation:

Staff is recommending *approval* of this application. The proposed sign accomplishes the promotional goal of the MAC, and is complimentary to the building and the area.

Discussion:

Mr. Hunter explained that Mr. Sauer could not attend tonight's meeting but he sent in a letter of opposition which Mr. Hunter discussed. Mr. Hunter asked if the applicant was present. Mr. Bill Lhota stated his address is 838 Cambridge Ct., Worthington, Ohio, and he was there on behalf of the McConnell Arts Center. Mr. Lhota spoke about the extensive public input to find something acceptable to everyone. Mrs. Lloyd asked Mr. Lhota about the placement of the sign and if the sign would be visible from both sides. Mr. Lhota said one tree may need to be trimmed back a little, but feels the sign would be visible. Mrs. Lloyd asked how the banners would correlate with the banners on the building. Mr. Lhota felt these banners would change more frequently and represent more events. Mr. Hunter said the MAC's approach to community outreach was outstanding. He believes this type of sign will not set a precedent.

Mr. Myers asked if Code requirements for colors and fonts would apply to these banners. Mrs. Bitar said temporary signs do not need to meet the standard, but it would be up to the ARB and BZA to put restrictions on the design. Staff felt there should not be restrictions. Mr. Myers agreed and wanted that to be part of the record so separate approvals would not be necessary. Mrs. Holcombe agreed because this is an arts center and added she felt the MAC did a good job of

finding a way to help solve the problem of promoting events while pleasing the community. Mr. Hunter wondered if part of the banners could be considered art. Mr. Coulter felt he could draft a motion to allow artistic freedom with the banners. 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 THE MCCONNELL ARTS CENTER OF WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FREESTANDING SIGN AT 300 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 45-15, DRAWINGS NO. AR 45-15, DATED JUNE 4, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THERE WILL BE NO RESTRICTIONS ON THE NUMBER OF COLORS OR TYPES AND SIZES OF FONTS.

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

c. Garage – 123 W. North St. (Revive Home Remodeling/Bradburn) AR 46-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information:

Background & Request:

The main portion of this 1940's vernacular style house is 1 ½ stories with dormers, and there is a single story extending across the rear of the house. The house sits on two 50' wide lots that were never combined.

At its July 24, 2014 meeting, the ARB approved renovations to the house, and demolition of the freestanding garage. A new garage was approved on September 11, 2014 but not constructed. The garage would have been 24' x 38', with an 8/12 roof pitch, dormers that allowed the upper level to be used as storage, and windows to match the house. The drawings from the previous approval are included in the packet for reference. The Board of Zoning Appeals approved a variance for exceeding the 850 square foot accessory structure limit.

Project Details:

1. The three-car garage proposed with this application is the same size, 24' x 38', and would be located 10' from the rear property line and 8' from the side property line, just as the originally approved garage.
2. The original drawings showed a maximum 6/12 roof pitch, but the applicant has agreed to build an 8/12 roof pitch to match the house. One double-hung window is shown on each side, and the applicant is willing to add a window on the rear elevation. The window style is to match the house windows newly installed to the rear. Two garage doors, one

double and one single, are proposed and identified as matching the existing raised panel garage door. A man door is also proposed on the front and the style would be raised panel. Light fixtures are proposed on the front of the garage that would match the newly installed fixtures on the rear of the house.

3. Siding, roof shingles, trim and all colors are to match the house.
4. The addition of a vent on the sides may be appropriate.
5. The lots need to be combined before a Building Permit can be issued to construct the garage.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

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. The Guidelines recommend new outbuildings be compatible in appearance with the house they accompany.

Recommendation:

Staff is recommending *approval* of this application with the change to the roof pitch, and satisfaction with the project details.

Discussion:

Mr. Hunter asked if the applicant was present. Mrs. Jennifer Bradburn stated she and her husband Jeff live at 123 W. North St., Worthington, Ohio, and she also introduced her contractor, Michael Pirwitz, from Revive Home Remodeling. Mr. Hunter asked if the joists would be open and the home remodeling representative said yes. Mrs. Holcombe asked for clarification about the lights, windows and doors. Mrs. Bradburn said the lights and vinyl windows would match those at the rear of the house, and the garage doors would be raised panel without windows. Mr. Pirwitz said they will revise the plans to show everything discussed at the meeting. Mrs. Bitar said the Building Permit drawings would be reviewed for compliance with the approval from the meeting. 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 REVIVE HOME REMODELING AND JEFF BRADBURN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW GARAGE AT 123 W. NORTH ST., AS PER CASE NO. AR 46-15, DRAWINGS NO. AR 46-15, DATED JUNE 4, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

- Light fixtures to match what is on the rear of the house;
- The garage doors will be raised panel with no windows;
- The windows on the garage (including the additional to the rear) will match the windows on the rear of the house;
- That the roof pitch will match the house (8/12).

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

d. Sign – **691 High St.** (Brufco, LLC) **AR 47-15**

The applicant has requested this item be tabled as she will not be able to attend the meeting.

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

e. Windows, Lighting & Landscaping – **6600 N. High St.** (Carney Ranker Architects/FC Bank) **AR 48-15** (Amendment to AR 25-15)

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following information:

Background & Request:

This applicant received approval on May 14, 2015 to demolish the 3 buildings on the site, and construct a new two story office building to serve as the corporate office and a bank branch with drive-thru for FC Bank. At that meeting, the ARB requested the windows, signage, lighting and landscaping details come back for further review.

This parcel is zoned C-3, Institutions and Offices. 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.

Project Details:

1. Site Plan & Landscaping:
 - Location of the 111’ wide building was approved 70’ from the High St. right-of-way and north of the center of the site, with a grass lawn in front of the building, and parking/drive aisles north, east and south of the building. Two access points were approved for the site, to the north and south. On the south side, parking would begin 50’ from the right-of-way line and extend to 14’ from the rear lot line. The parking spaces would be 7’ from the south property line. The Code requires parking be at least 50’ from the right-of-way and buildings at least 100’ from the right-of-way for

this stretch of N. High St. A variance was granted for placement of the building 70' from the right-of-way.

- Directly east of the building 3 lanes were approved for drive-in banking, and a 4th lane was approved as a bypass lane. 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 were approved for the site; 75 would be required by Code. A variance for the number of parking spaces was granted by the BZA.
- In addition to the trees mentioned in the parking lot islands, trees are proposed at the southeast corner of the building; along the east end of the pavement; in the tree lawn; and along 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 111' wide x 58'8" deep two-story brick building was approved, including 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 the 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 was approved 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 adjacent windows with a single header on the second floor, and a 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 casement windows would be aluminum-clad wood windows with clear glass and external muntins. The number of windows on the west elevation has been reduced since the last submittal. Also the proposed window framing is now wider than previously submitted, and would be of a composite material.
- 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

vener 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 still 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 would be needed for a second wall sign.
- A PVC fence is now proposed to screen the rooftop equipment and elevator instead of the previously proposed fiberglass screen with brick piers.
- An updated rendering was presented at the meeting.

3. Lighting:

- Site lighting is proposed for the site that would provide 2.1 footcandles on average around the site. Sixteen 15' high poles with LED oblong shaped fixtures above (12 single fixtures; 4 double fixtures) are proposed. The previous poles were 12' on 30" concrete bases; it is not clear if the 15' poles would have concrete bases. Near the south end of the building, 6 "decorative" fixtures on 8' high poles with no exposed base are proposed. On the back of the building, 3 LED wallpacks are proposed.
- 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. Signage details are still needed.
2. Details are needed regarding the pole bases and total height of the poles.
3. Material samples are need to help determine the appropriateness of the PVC screen on the roof.

Recommendation:

Staff is recommending *approval* of this application after the Board is satisfied with the details.

Discussion:

Mr. Hunter asked if the applicant was present. Ms. Jennifer Carney stated her address is 590 Wilcox Pl., Suite J, Dublin, Ohio. Ms. Carney passed sample materials around to the Board members, including a sample of the picket fence for the roof screen which would equal the quality of a Certainteed material. The fence will be six feet high, the pickets will be 7/8" x 3", the posts will be every six feet, and the pickets will be spaced 2 15/16". The color of the fence will be almond to match the windows and cast stone.

Ms. Carney explained the light source is at 8' for the decorative poles, but the pole is a little bit taller than 8'. The bank looked at providing decorative fixtures throughout the parking lot, but felt the cost was prohibitive. The other poles would have LED fixtures, and not higher than 15' with no exposed bases. Location would be between spaces so as to not be hit. Ms. Carney said they have changed to an aluminum clad wood window and showed a sample. The muntins would be located on the exterior of the fixed casement style windows. Also, the size of the framing of the windows has been increased. Mr. Coulter asked about the window manufacturer and Ms. Carney said the sample she brought was Pella but they would like to have other options for bidding. Mrs. Holcombe verified the sample would be the quality of window and Ms. Carney confirmed.

Mr. Coulter asked about the underside of the canopy and if it would have lights. Ms. Carney said the material would be aluminum in the same green color, and there would be lights shining down and up from the canopy. She also discussed the lighting proposed for the columns on the building, and ground lighting for the cast stone sign in the middle. Mr. Coulter asked about ramping for the handicapped parking and Ms. Carney said the spaces would likely be level with the sidewalk.

Ms. Carney said they are showing the idea for the signage, but would like for the sign vendor to come back with signage details. She verified directional, including drive-thru signage would be included at that time.

Mr. Coulter asked Ms. Carney if she is keeping the street trees and she said yes and adding a couple.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY CARNEY RANKER ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS FOR THE WINDOWS, LIGHTING & LANDSCAPING OF THE NEW BUILDING & SITE AT 6600 N. HIGH ST., AS PER CASE NO. AR 48-15, DRAWINGS NO. AR 48-15, DATED JUNE 15, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE SAME QUALITY OF WINDOWS AS SHOWN AT THE MEETING AND THE LIGHT POLES NOT BE HIGHER THAN 15 FEET.

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

C. Municipal Planning Commission

1. Amendment to Development Plan - Unfinished

- a. Balcony Deck Color - **160 W. Wilson Bridge Rd. & 125 Old Wilson Bridge Rd.** (M+A Architects/The Heights at Worthington Place) **ADP 05-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following information:

Background & Request:

The Heights at Worthington Place project is substantially complete, with the only outstanding issue being the color of the balcony decks.

Project Details:

- 1. When the project was approved, colored renderings were provided of the buildings. In those renderings, the underside of the balconies appears to be white.
- 2. The balconies were framed with treated lumber, which reportedly cannot be painted for several years.
- 3. The applicant has indicated the framing was meant to weather naturally but is will to paint.
- 4. Many feel the natural wood gives an unfinished look to the project.
- 5. The applicant applied an opaque white stain on two of the balconies on Building 2 before the meeting for the MPC to see. Pictures were shown at the meeting.

Land Use Plans:

Development Plan Amendment Ordinance

If an amendment does not conflict with the character or integrity of the development it can be approved by the MPC.

Staff Analysis:

Staff is recommending approval of this application as amended to apply opaque white stain to the balcony supporting members.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Tom Linzell stated his address is 775 Yard St., Suite 325, Grandview, Ohio. Mr. Linzell said they have agreed to stain the balconies, as soon as weather permits, with two coats of stain. Mrs. Holcombe agreed a second coat is needed, and feels it will be an improvement to the buildings.

Mr. Hunter complimented the landscaping around the building. Leasing and occupation of the buildings was discussed. Mr. Linzell said there is a prospective medical office tenant for the commercial tenant. Mr. Hunter remarked there was no one left in the audience to speak about this application.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY M&A ARCHITECTS TO AMEND THE DEVELOPMENT PLAN FOR THE APARTMENTS AT 160 W. WILSON BRIDGE RD. & 125 OLD WILSON BRIDGE RD. AS PER CASE NO. ADP 05-15, DRAWINGS NO. ADP 05-15, DATED MAY 29, 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, aye; Mrs. Holcombe, aye; and Mr. Coulter, aye. The motion was approved.

D. Other

Mr. Brown reminded the members of the special meeting regarding Lifestyle Communities presentation about the United Methodist Children's Home property on Monday, June 29, 2015, at 6:30 p.m., at the Worthington Education Center located at 200 E. Wilson Bridge Rd., Worthington, Ohio.

E. Adjournment

Mr. Holcome moved to adjourn the meeting at 8:37 p.m. Mr. Coulter seconded the motion. All members voted, "Aye." The meeting was adjourned.