



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
September 24, 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 to 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 September 10, 2015 meeting

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

4. Affirmation of the witnesses

B. Architectural Review Board

1. New

- a. New Gas Lamps –**711 High St.** (Andrew J. Graf & Amanda Lynn Sexton) **AR 62-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This house was constructed in 1925 in the American Foursquare style and was added onto over the years. Both the house and garage are listed as contributing properties to the Worthington

Historic District. The owners would like to add gas light fixtures to the house and garage.

Project Details:

1. On the house, one fixture is proposed suspended from the porch roof in place of an existing electric fixture. The fixture would be a copper French Quarter Lantern made by Bevolo, 9” wide x 9” deep x 14” high, suspended with a yoke bracket
2. The garage is proposed to have one light each outside of the garage doors. The fixtures would be copper French Quarter Lanterns made by Bevolo, 10 ½” wide x 10 ½” deep x 18” high, and mounted to the wall.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

In selecting new light fixtures, simple designs are usually the best. Avoid overly ornate fixtures and ones that are out of scale with the building. Select fixtures appropriate to the building’s character or that are similar to those used on buildings from the same period or style. Use as few fixtures as are necessary to provide adequate light for walks, yards and driveways. Avoid overly bright lights. Locate and orient fixtures to minimize light “spill” onto adjacent properties. Try to use traditional long-life incandescent or compact fluorescent fixtures. High-pressure sodium and similar light sources generally are not appropriate for residential areas. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of this application. The look of the proposed fixtures should complement this property and the district.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Andrew Graf stated his address is 711 High St., Worthington, Ohio. Mrs. Holcombe said she thought the lamps will look very nice. 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 ANDREW J. GRAF & AMANDA LYNN SEXTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL GAS LAMPS AT 711 HIGH ST., AS PER CASE NO. AR 62-15, DRAWINGS NO. AR 62-15, DATED JULY 13, 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; Mr. Reis, aye; Mrs. Lloyd, aye and Mr. Hofmann, aye. The motion was approved.

b. Remodel of Building and Site – **202 E. Granville Rd.** (Lynn McPherson) **AR 79-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following staff memo:

Background & Request:

Minor exterior changes are proposed for this 1930's Bungalow structure and site. The interior is also proposed to be remodeled.

Project Details:

1. For the house, approval is requested to add cedar or fiber cement shakes to the front gable and side walls. A new front porch floor, steps and lattice below the porch are proposed. Replacement of the soffits and fascia would also be part of the project, with the material being aluminum or wood. Painting of the existing aluminum siding on the house and garage is also proposed.
2. On the rear, a small addition is proposed for removal and a sliding glass door with a 4' x 7' concrete stoop would be installed in its place. The existing siding on the addition would be reused on the house wall.
3. The driveway would be enlarged in the area adjacent to the new stoop in the rear.
4. Window restoration is planned.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Recommendations:

Staff is recommending *approval* of this application if the Board is satisfied the presented information is sufficient. The changes are minor and keep the character of the house and property.

Discussion:

Mr. Hunter asked if the applicant was present. Ms. Lynn McPherson stated she owns the property at 202 E. Granville Rd., Worthington, Ohio. Mr. Carl Ellington, Ms. McPherson's father, was also in attendance at the meeting. Ms. McPherson said she has not made a decision yet for the color of paint. She has spoken with the neighbors and all have approved of her second choice of color for the paint, which is seafoam green. Mr. Sauer asked if the porch is going to be replaced and Ms. McPherson said, "Yes, with all new wood". Mrs. Holcombe explained the Board would like to know how the porch would look when it is replaced. Mr. Sauer recommended a riser for the stairs so they would not look so plain. Mr. Hofmann asked if the gutters would be replaced and Mr. Ellington said yes, they plan to connect the downspouts into pipes that lead out to the street. Mr. Coulter suggested leaving the soffits as is and just repair and repaint them to avoid disrupting the ventilation system. Mr. Sauer asked if there would be two sets of sliding doors on the garage since

there are two stalls and Ms. McPherson said yes. Mr. Reis said he believes the front steps should be enclosed and possibly made a bit wider than the opening going to the porch. Mrs. Holcombe said she agreed with Mr. Reis. Mr. Coulter asked about the storm cellar and if the plywood would be removed and replaced with a door and Mr. Ellington said yes. Mrs. Lloyd asked if any of the lighting would be replaced. Ms. McPherson said she was planning to submit some lighting information to Mrs. Bitar. Mr. Ellington asked what type of replacement windows are recommended and Mr. Coulter explained they would typically like to see the same style of window as replacement, and would prefer the original windows restored.

Mr. Hunter suggested tabling the application until more information was available and Ms. McPherson asked if the Board members could give her partial approval because she has a crew coming out next week to work on the siding and patio door. Mr. Sauer explained the Board could grant approval to remove the back addition and install the door and then come back to the Board for approval of the front porch, and windows. Mr. Coulter explained that Ms. McPherson would need to come back to the Board with a new application and further information for the other work. Mrs. Holcombe asked Ms. McPherson what she planned to do with the chimney and Ms. McPherson said she planned to have a chimney sweep clean the interior portion and Mrs. Holcombe and Mr. Hofmann urged Ms. McPherson to have the structure of the chimney inspected. Mr. Reis reiterated the Board will also need more details regarding the location of the gutter drains. 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 LYNN MCPHERSON FOR A CERTIFICATE OF APPROPRIATENESS TO REMODEL THE BUILDING AND SITE AT 202 E. GRANVILLE RD., AND THAT THE ONLY THING THAT IS BEING APPROVED TONIGHT IS THE REMOVAL OF THE REAR PORTION OF THE HOUSE, INSTALLATION OF A NEW FRENCH DOOR AND SIDING TO MAKE THE HOUSE WATER TIGHT, REMOVAL OF THE AWNINGS AND THAT EVERYTHING ELSE THAT WAS DISCUSSED WILL COME BACK AS A NEW APPLICATION, AS PER CASE NO. AR 79-15, DRAWINGS NO. AR 79-15, DATED AUGUST 28, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESE REMOVE THE AWNINGS, NTED 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.

c. Fence – **702 Farrington Dr.** (Mae Fence/Coffelt) **AR 81-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This 1950's ranch is located on the lot at the southeast corner of the W. Dublin-Granville Rd. service road and Farrington Dr. Replacement of an existing solid fence around the rear of the property is proposed.

Project Details:

1. The proposed fence is a 6' high cedar solid fence with a scalloped top. A total of 168' of fencing is proposed.
2. If the toppers for the support posts end up higher than 6', a variance would be needed for height.
3. Other properties in this area have solid fencing in the rear yards, which are adjacent to properties not in the District.
4. The supporting members would be required to face into the property.

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. Higher fences are discouraged but may be appropriate where a commercial use abuts a residential property. Design and materials should be compatible with the existing structure.

Recommendations:

Typically fences in the District are approved to match the Guidelines, being no higher than 4' and open in style. This proposal, however, may be acceptable because the proposed fence is separate from W. Dublin-Granville Rd.; the existing and neighboring fences are solid; and the scalloped design would go below 6'.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Adam Cisco stated he is representing Mae Fence and his address is 383 Heil Dr., Gahanna, Ohio. Mr. Sauer explained the Board needs to see better drawings of what will be installed. Mr. Cisco said he understood. Mr. Hunter explained that the toppers of the fence must be no higher than six feet from the ground. 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 MAE FENCE ON BEHALF OF BETTY COFFELT FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 702 FARRINGTON DR. AS PER CASE NO. AR 81-15, DRAWINGS NO. AR 81-15, DATED SEPTEMBER 3, 2015, NOT TO EXCEED 6' IN HEIGHT AT ANY POINT, 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, nay; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mr. Hofmann, aye. The motion was approved.

d. Drive-thru Modifications – **547 High St.** (Mode Architects/First Financial Bank) **AR 82-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This bank was constructed in 1999, having operated as Guernsey Bank until 2014 when First Financial Bank took over the operations. The only changes over the years have involved signage. Now, First Financial Bank would like to remove the drive-thru window on the west side of the building.

Project Details:

1. The proposal involves removal of the existing drive-thru window. In its place would be equipment to allow transaction material to enter through tubing, a video screen, EIFS paneling and concrete bollards with blue vinyl covers. A photographic example of another location where similar work was done is included in the packets.
2. Also proposed is relocation of the night drop box on the same wall but just north of the window area. The former location to the south would be filled with brick.

Land Use Plans:

Worthington Design Guidelines

The Guidelines recommend commercial modifications be as far as possible to the rear, and use of materials traditionally found on commercial and institutional buildings. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendation:

If there is a way to make the area of the wall assembly smaller, or less noticeable by use of a different color or material, that should be explored. Although the area is at the back of the building, it is still noticeable because of exposure to South St.

Discussion:

Mr. Hunter asked if the applicant was present, and Mark Ours, 174 Thurman Ave. introduced himself. He said the insert would be 2' narrower than the example shown. They felt beige to match the building was most appropriate and cost effective. Mr. Sauer and Mr. Coulter asked about using brick. Mr. Ours felt there would need to be a larger foundation to support brick. Mr. Sauer

suggested thin brick, and Mr. Ours felt that might work. Mr. Hunter asked for comments from the audience and received none.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY MODE ARCHITECTS ON BEHALF OF FIRST FINANCIAL BANK FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE DRIVE-THRU AT 547 HIGH ST. AS PER CASE NO. AR 82-15, DRAWINGS NO. AR 82-15, DATED SEPTEMBER 4, 2015, AND THAT THE IN FILL MATERIAL WILL BE THIN BRICK TO CLOSELY MATCH THE ORIGINAL BRICK AND WHEN THE NIGHT DEPOSIT AREA IS REMOVED THE ORIGINAL BRICK FROM THE DRIVE-THRU WINDOW WILL BE PUT IN PLACE, 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; Mr. Reis, aye; Mrs. Lloyd, aye and Mr. Hofmann, aye. The motion was approved.

e. Sign Face – **580 E. Granville Rd.** (DaNite Sign Co.) **AR 83-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

In the late 1990's this property was redeveloped from a lumber company into a personal storage facility. With different owners over the years, the signage has changed accordingly, and this application is a request to change the existing sign face on the freestanding sign to reflect the current owner.

Project Details:

1. When the new monument sign was approved for Mini Storage Depot, the existing sign lettering on the metal fence was removed but the fence remains. Removal may be appropriate.
2. The 4' x 4' sign face would be installed in the existing frame. The proposed face would have a dark green background with white lettering and light green for accents.
3. The initial graphic design submitted did not meet the Code requirements for sign design, having more styles and sizes of lettering and logo than allowed. As a result, two additional submittals were received and are labeled Opt A & Opt B. Of the two, only Opt B would meet the sign Code requirements.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

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. 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.

Recommendation:

Reuse of the existing sign box would be acceptable if it is painted darker green to match the background of the sign face. Graphics that are simple and clear would be the most effective at this location, which experiences high traffic traveling quickly. The name being as prominent as possible would be appropriate.

Discussion:

Mrs. Bitar also pointed out a banner on the building that was not permitted. Mr. Hunter asked if the applicant was present. Mr. Andrew Wineberg stated his address is 1640 Harmon Ave., Columbus, Ohio, and Mr. Sean Bentley stated his address is 6694 Albany Woods Blvd., New Albany, Ohio. Mr. Wineberg said the banner would be removed. Mr. Wineberg brought samples of the colors to show to the Board members and said he would make sure the background is opaque. Mr. Coulter said if the sign is going to be internally illuminated then the Board would like to see the ground light eliminated, and the old sign removed. 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 DANITE SIGN COMPANY ON BEHALF OF GREAT VALUE STORAGE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW SIGN FACE AT 580 E. GRANVILLE RD., AS PER CASE NO. AR 83-15, DRAWINGS NO. AR 83-15, OPTION B, DATED SEPTEMBER 24, 2015, AND THAT THE GROUND LIGHT BE REMOVED, THE SIGN ON THE GRAY FENCE BE REMOVED AND THE FENCE IS TO BE PAINTED, 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; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mr. Hofmann, aye. The motion was approved.

f. Renovation for Restaurant – **752 High St.** (Sweet Carrot Central Ohio LLC) **AR 84-15**

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C. Municipal Planning Commission

1. Conditional Use

a. Restaurant in C-5 – **752 High St.** (Sweet Carrot Central Ohio LLC) **CU 22-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

The Kilbourne Building was built in 1927, with additions constructed in 1932 and 1956. The building was originally the library, and was more recently used as the Worthington Schools administrative offices. The City of Worthington took possession of the building in 2006. In an ongoing effort to preserve the building, and provide leasable space to prospective commercial tenants, various alterations were approved and are being constructed.

Agreement has now been reached with Sweet Carrot Central Ohio LLC to lease approximately 2400 square feet at the south end of the building for use as a restaurant. Also, the restaurant would like to construct a raised patio of about 1250 square feet. These applications are a request for approval of physical changes to the building and site, and of a Conditional Use Permit to operate the restaurant in the C-5 Zoning District.

Project Details:

1. The southern portion of the building has double-hung windows that are set in recessed brick areas extending from the foundation to the frieze board, with an arched soldier course at the top. One of the arched areas on the front originally housed the building entrance, but when the addition was added to the north, the entrance was moved and the area was given the same double-hung window and brick treatment. The applicant would like to remove the double-hung windows and recessed brick areas, up to the arched soldier courses at the top, for the windows on the west and south sides. The space would be filled with glass French doors and fixed fan-shaped glass windows above. The windows and doors are proposed to be aluminum clad wood, with simulated divided lite muntins to match the size and profile of the muntins in the existing windows. Each door would be divided into 12 lights, and the fans above would have 6. The windows and doors would be slightly recessed from the outside of the brick wall.
2. The northernmost door would be the main entry to the restaurant. A new stair with stone treads and risers and wrought iron handrails is proposed leading to that door. The bottom of the new stair is proposed to end near to outer edge of the existing stair to the north. North of that existing stair is the previously approved elevator entrance that would provide

- access to the entire building, including this space.
3. South of the entry, a raised terrace is proposed to provide outdoor seating for the patrons. The terrace would also extend as far as the outer edge of the stair to the north, and wrap around the southern part of the building. The terrace would have a stair near its east end, and have planters with evergreen plants along the east end to provide screening between patrons and the middle school children. Details of that screening is forthcoming. The terrace is proposed to match the height of the building foundation, be faced with brick and capped with a material to match the foundation color and texture. Around the top a black wrought iron rail is proposed that would be separated by columns that extend to the ground as pilasters in the terrace wall. Brick and stone samples will be presented at the meeting.
 4. Black light fixtures to match the existing smaller fixtures on the building are proposed.
 5. The existing fireplace at the south end of the building is proposed to be opened to allow indoor and outdoor use.
 6. Placement of 2 benches on the west side of the terrace is proposed.
 7. Potential widening of the sidewalk along the Village Green Dr., and landscaping on the property would be by the City.
 8. One wall sign and one projection sign are proposed, as is allowed by Code. The wall sign would be placed on the west side of the terrace wall at the south end, and would consist of 12" high white backlit channel letters spelling "SWEET CARROT" with a carrot in the middle. The proposed projection sign would be 3'2" high x 6" wide, identifying Sweet Carrot in 8" high lettering. A carrot is proposed at the top and "FRESH CASUAL" is proposed in 2" high lettering at the bottom. Sign material has not been identified.

Conditional Use Permit Basic Standards and Review Elements:

- A. Effect on traffic pattern – There is parking available at the north end of the property and along the Village Green Dr. In addition, there are several public parking lots available in Old Worthington, and spaces available along public streets. Additional traffic to this quadrant of the Village Green would add to the vibrancy of the downtown.
- B. Effect on public facilities – The effect should be minimal.
- C. Effect on sewerage and drainage facilities - The effect should be minimal.
- D. Utilities required - The increase should be minimal.
- E. Safety and health considerations – None have been identified.
- F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
- G. Hours of use – The hours would likely be 10:00 am to 11:00 pm.
- H. Shielding or screening considerations for neighbors – The only screening would be at the east end of the terrace.
- I. Appearance and compatibility with the general neighborhood – The modifications are designed to respect the location and history of the building and Village Green, while providing a vibrant use in Old Worthington. The proposed restaurant should be compatible with the neighborhood.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

New windows should be of the same size, design and profile (cross-section) to the greatest extent possible; and wood windows are preferred. The new windows should fit the window openings exactly, without requiring extra wood or metal infill panels to fill the opening; and the dimensions of the framing, sash members, and other elements should match the old dimensions.

Additions should be subordinate to the main building. Design and materials should be traditional, and compatible with the existing structure.

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. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Comprehensive Plan

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

Recommendation:

Staff is recommending *approval* of these applications. The design modifications and use would bring activity and excitement to the northeast Village Green.

Discussion:

Mrs. Bitar mentioned parking being limited on the site, but patrons could use the public parking available in Old Worthington. Mr. Sauer asked about a couple of parking location. Mr. Hunter asked if the applicant was present. Ms. Angela Petro stated her address is 231 E. Sycamore St., Columbus, Ohio. Ms. Petro said the hours of operation would be from about 11:00 a.m. to 10:00 p.m. during the week, and from about 10:00 a.m. to probably 10:00 p.m. on the weekends. Ms. Petro said she has been talking with the Huntington Bank about leasing some parking space after the bank closes. Mr. Hunter said C-5 zoning does not have required parking, and Mrs. Bitar said there is at least some parking at the north end of the site. Mr. Coulter said he likes the idea of the proposed window and doors, but he would like to see more detail about what is being proposed. Mr. Coulter said he does not like the sign on the brick, but he does like the sign that is hanging on the wall, and the Board would like to know more detail about the sign and whether the sign is going to be made of wood or a composite, and whether the sign will be illuminated. He said he would like more information about the stone treads and risers. Mrs. Petro said they were originally going with a lighter color, but felt a little darker was a better match.

Mr. Jack Hedge introduced himself as a member of the Design Group, 515 E. Main St., Columbus, Ohio. Mr. Hedge described the stone materials that will be used for this project.

Mrs. Lloyd said she did not have any issues with the signage on the brick but she does have questions about the blade signage as the sign is quite large and she assumes the sign is large for visibility reasons on Dublin-Granville Rd. She would like to hear the thought process behind placement and size of the signage. Mr. Jay Trueman stated his address is 6811 Joslyn Pl.,

Worthington, Ohio. Mr. Trueman said the reason for the sign on the brick is for people sitting at the intersection of St. Rt. 161 and High St. The line of sight is lower because of all the foliage, and they want to get as much exposure as they can. Mr. Sauer asked Mr. Trueman how the sign would be illuminated. Mr. Trueman said they have not gotten that far yet, they wanted to see what the Board would allow first. Ms. Petro said at their original store in Grandview they have one large sign painted on the side of the building that looks similar to their proposed sign, and the original sign was modeled after the Rife's Market sign. They are trying to carryover some of the branding to this new location. Ms. Petro said there are some signs used in the Short North that look as if they are painted on the building, but they are not. They are actually signs that can be pulled off of the brick. She asked the Board if they would allow her to use that type of signage on the building. Mr. Sauer said he would not approve that type of sign. Mr. Hunter said he likes the blade sign. Ms. Petro said she has struggled with where to locate the signage. Mrs. Holcombe said she does like the sign on the brick, but the Granville Rd. side of the building might be a better location for that particular sign. Ms. Petro said she did not intend for the sign to be made with back lit channel cut letters. Mr. Hofmann asked Ms. Petro what type of lighting is proposed for the sign. Ms. Petro said she is proposing for the sign to be applied to the brick and lit up with landscape lighting. She asked if there was a limit on the number of signs and Mrs. Bitar explained that one wall sign and one projection sign would be permitted.

Mr. Hedge said he wanted to make a comment about the doors. The picture that they were looking at used to be the main entrance for the library, with a fan window above and the door below. He said the intent is to duplicate the trim that used to be there, with a six inch jam, and a straight French door. Mr. Reis asked if Ms. Petro intends to have umbrella tables on the patio and she said that she has not thought that far ahead yet, but she plans to keep the plan simple with respect to the Worthington Green area. 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.

ARB Motion:

Mr. Coulter moved:

THAT THE REQUEST BY SWEET CARROT CENTRAL OHIO LLC FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE ALTERATIONS AT 752 HIGH ST. AS PER CASE NO. AR 84-15, DRAWINGS NO. AR 84-15, DATED AUGUST 24, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- The wall sign is to be on the south side of the building and ground lit with the final design yet to be approved;
- The wall hung sign will need to come back for final review;
- Window and door specifications will need to be submitted for review.

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. Sauer moved:

THAT THE REQUEST BY SWEET CARROT CENTRAL OHIO LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT IN THE C-5 ZONING DISTRICT AT 752 HIGH ST. AS PER CASE NO. CU 22-15, DRAWINGS NO. CU 22-15, DATED AUGUST 24, 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; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

2. Amendments to the Planning & Zoning Code

Mrs. Bitar reviewed the following from the staff memo:

a. Wilson Bridge Rd. Corridor – **APZ 05-15**

Chapter 1181 is proposed for consideration to be added to the Codified Ordinances to implement the findings of the Wilson Bridge Rd. Corridor Study. A version of the Code language was recommended for approval by the Code Review Committee and the Wilson Bridge Rd. Steering Committee, but modifications have been made since that time. The Steering Committee will be provided the Code language and invited to provide commentary and/or attend the meeting to discuss with the MPC. Review and discussion is requested at this meeting.

Discussion:

Mr. Sauer asked if everything that is to be built along East Wilson Bridge Road, currently, does not have to come before the Board, and Mrs. Bitar, said, “That is correct, not everything.” She explained that most of the zoning in that area on the north side of East Wilson Bridge Road is in the C-3 Zoning District. Properties will have to be at least two acres to be subject to review. Mr. Sauer said he is aware that a new house was recently built on the south side of East Wilson Bridge Road. Mrs. Bitar said if the new zoning had been in place that house would not have been built. Mr. Brown said city staff had met with the property owner before purchasing the lot where the house is being built. They clearly explained the draft language that was in place and the plans to move forward. The Law Director, Pam Fox, also met with the property owner and wrote a letter to them clearly explaining the City’s intent. The city tried to purchase the lot from the owner, but the new owner wanted three times the original purchasing price. The owner has been made aware of the plans for the corridor but went ahead with building a new home anyway.

Mrs. Bitar referred to the proposed map that was distributed to all Board members. She explained there would be five zoning districts in this new chapter. Mrs. Bitar said with the input of the steering committee the building height along the south side of East Wilson Bridge Road would be limited to two and a half stories, and 30 feet in height. There were concerns that buildings would be too tall for that particular area. The language was added knowing that someone could come in with a proposal that might have the height requirement met towards the back of the property, and possibly be taller on the north part of the site where the neighbors would not be impacted. The provisions in the code would allow for a variance request if needed. Mr. Coulter asked Mrs. Bitar if the new house that is being built is in the medium density portion and Mrs. Bitar said it would be in the office district. She said density is a bit arbitrary and there may be a proposal that goes above that amount. If the design is good and the impact to the existing single family area is low then that number could possibly be mitigated. She explained that the Design Guidelines specify that there is a fifty foot setback from single family residential areas. Anything that will be built must be at least fifty feet from the south property line. In addition there is a screening requirement with dense plantings along the southern border of those property lines that will help protect the single family residential areas. The setbacks are from five to twenty feet from the right-of-way. Mrs. Bitar said the buildings will be built closer to Wilson Bridge Rd. Mr. Reis asked if the new house on East Wilson Bridge Rd. could have commercial buildings on either side of the house, and Mrs. Bitar explained that there could be commercial buildings to the west of that house and multi-family residential on the east side of the property.

Mr. Sauer asked Mrs. Bitar how the footage for the setbacks was determined and Mrs. Bitar said those numbers were chosen to help create vibrancy in the area. Mr. Sauer feels that this would create a major change to the community. He said he is not against change, he just does not want the character of the community compromised. Mr. Sauer said this plan reminds him of Clintonville and he does not want to see Worthington turn into a community like Clintonville. Mr. Brown asked Mr. Sauer if he had a different recommendation for setbacks. Mr. Sauer recommended that the buildings be moved way back. Mrs. Bitar asked Mr. Sauer if he would allow parking in the front of the buildings and Mr. Sauer replied, "I didn't say that I would allow parking in front, I said I would move the buildings way back". Mrs. Bitar asked for clarification as to which buildings Mr. Sauer was referring to and Mr. Sauer said he was referring to the future buildings to be located along East Wilson Bridge Rd. He was supportive of the proposed 50' setback from single-family residential properties in the rear. Mr. Sauer believes, however, the setbacks planned along the right-of-way will look nothing like the west side of Wilson Bridge Rd., and he thinks the new development will look terrible.

Mr. Coulter said he disagrees with Mr. Sauer's opinion. He said part of the study group and the group that continued the study forward made sure to get the input of the neighboring community of East Wilson Bridge Rd. The study group got the neighbors' opinions on building heights, setbacks, where buildings would be positioned, what was being planned for East Wilson Bridge Rd. and there was a lot of sensitivity given to those people who live on the back lots, and a lot of those people living in the neighborhood were part of the study group that made the suggestions. Mr. Coulter said no plan is perfect, but he feels what the study group came up with is a good compromise that people can be comfortable with.

Mr. Hunter said he agrees with Mr. Coulter, but he also agrees there should not be a sea of cars in parking lots. Mr. Hunter believes the buildings would look better closer to East Wilson Bridge Rd. then further back on the lot. Mr. Hunter said one thing bothering him is that he sees less than seven people in the audience, most of whom are with the steering committee. He said there are a lot of property owners and he does not understand why those property owners do not want to participate in the discussion this evening. This neighborhood will be impacted, and those property owners have been involved in this whole process all along. The steering committee has been in play for over two years, and Mrs. Bitar said that actually this process has been going on for closer to four or five years. Mr. Sauer said that this is the first time that he has seen those actual setback numbers.

Mrs. Holcombe asked Mr. Sauer what he believes the setback number should be. Mr. Sauer said that if you take away the downtown Worthington area, the rest of Worthington has more like a fifty foot setback. Mrs. Bitar said that north of Worthington-Galena Rd., the setback is one hundred feet, with parking at fifty feet. Mr. Sauer said that he was referring to the few blocks from St. Rt. 161 to North St. There is very little parking between the buildings. Mrs. Bitar said that is because the buildings are closer together.

Mr. Brown said some of the lots are deeper, but with the requirement of asking for fifty feet in the front and fifty feet in the rear, you really start eating into the area you are working with. When looking at the south portion of East Wilson Bridge Rd., that was one of the ideas, was to pull the buildings away from the neighbors. Some of the buildings in the area, as discussed with the UMCH project, will be architecturally dependent, but you will not want to see the channeling effect of all the buildings up close together because that would create a canyon like effect.

Mr. Sauer said, "What you are saying is that we are running out of space in Worthington and so anything we have left we are really going to pack it in." Mr. Brown said, no. Mr. Hofmann said that scale of height is entirely different of that on High St. He felt that buildings getting larger in the East Wilson Bridge Rd. area would be more appropriate.

Mr. Brown said one of the key things that you will see in the Corridor Plan will be the extension of a multi-use path, to get you from the river to the south side of East Wilson Bridge Rd. leading to the park. Eventually there will be a lot more foot traffic of people going to the community center.

Mr. Hunter explained to Mr. Sauer that every application will come before the Commission, and he will have every opportunity to express his opinions. As the Board members see architecture presented to them, which fits the area, and fits the need, they will see what the project looks like at that point in time.

Mr. Hunter asked if there was anyone present that had comments about this discussion. Mrs. Bitar swore in the speakers that wanted speak.

Mr. Graham Cochran stated his address is 160 Northhigh Dr., Worthington, Ohio. He thanked the Board members for the opportunity to speak and felt good about this process moving forward until now. He said after hearing Mr. Sauer's negative comments about the input from the community, he now has concerns about moving forward. Mr. Sauer's comments go against the input from the 2011 study, after all of the public meetings that people had attended to. Mr. Cochran said he is frustrated with Mr. Sauer's comments. He believes Mr. Sauer is going against all the time and efforts the community has put in to this project. Mr. Cochran said he believes this project is good for the community and important for development to be thoughtful. He also said a buffer between the nearby residential community and future development is very important. There are a lot of trees in the area that provide a nice buffer. Any development is going to change the look and feel of this area. The number of trees will change the lot. One of their biggest concerns moving forward is that development move forward in a thoughtful way that is good for Worthington, but will also maintain the neighborhood that they bought into when they moved to this community. They have worked with the Planning and Zoning Board for quite some time and believe that they came up with something that is workable, including having buildings closer to the street so that there is a transition between those buildings and the nearby residential neighborhood. The buildings that will be moved closer to East Wilson Bridge Rd. can have parking to the side and the rear. Mr. Cochran believes that one reason there are not more people from the neighborhood is because they have looked at the plan are comfortable with what is being presented. He said he is pretty excited about the amount of work that has gone into this project, in general this project looks good to him, but moving forward he just wants to stress the importance of being cautious with development and how development will affect the neighboring community.

Mrs. Stacy Cochran stated her address is 160 Northhigh Dr., Worthington, Ohio. Mrs. Cochran said she wanted to discuss one that hits home with her as being a parent, and that is she has children that live in this area. She believes that having the buildings closer to the street tends to slow the traffic down. People will not drive 50 m.p.h. next to a building that is up close to the street. She said people already drive too fast on Wilson Bridge Rd., so this is a safety issue. Putting the buildings up closer to the road will slow traffic down.

Mr. Gary Rutledge stated his address is 195 Northhigh Dr., Worthington, Ohio. Mr. Rutledge said he wanted to go back to the beginning of this process that he was involved with four and a half years ago. He was part of the original steering committee and he is currently still on that committee. Bird Houk was hired to help with this study, and a charrette took place most of the day, and a lot of time was spent on what Wilson Bridge Rd. could look like. At that point in time, they were only focused on East Wilson Bridge Rd. At some point in the whole process, he challenged everybody and said, why are we just looking at East Wilson Bridge Rd.? This whole corridor includes the area from the railroad tracks all the way to the Olentangy River. At that time the mall was in need of a new owner. Mr. Carter stepped up and the mall was rejuvenated. He said this is an opportunity to create something unique in the Worthington Corridor. What was talked about in the design charrettes was the opportunity to create something dynamic and different, a corridor, with a significant entrance to the city that brought buildings closer to the street, that created something that had the ability to energize that corridor from the railroad track on. He said that he looks at things that have been done in Upper Arlington and Lane Avenue

where there is a real vibrancy that has been created. Vibrancy was created by the new buildings that were built closer to the street. The businesses seem to be thriving and doing quite well. The concept talked about was creating something on East Wilson Bridge Rd. that drew people to that area besides a sea of cars and asphalt. He said there is a distance between the curb and the right-of-way line that gives you some buffer and some additional distance beyond that creates a bigger space between the roadway and the face of the building. Mr. Rutledge said he agrees that landscaping and architecture help create the sense of vibrancy that does not mean you have a solid wall five feet from the property line. When you look at the new apartments that were just built at the mall site, they are very close to the street. The City of Dublin is doing something similar with the project that they have going on along the river. He asked the Board members to consider what they have put together as a committee because this study was done with a lot of effort over that period of time. These issues have been re-visited, things have been tweaked, they have taken into consideration some of the other issues that are related on West Wilson Bridge Road, as well as East Wilson Bridge Road, but this is a Comprehensive Plan that he believes will work, and should be endorsed.

Mr. Sauer moved to table the application. No one seconded the motion. The motion failed.

Mr. Coulter moved to approve the recommendation to City Council. Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, nay; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

D. Other

Wilson Bridge Rd. Corridor Enhancement and Wayfinding Project

The City's consultants have been asked to present this project to the Board and Commission. Discussion and ultimately a recommendation to the City Council is requested.

Discussion:

Mr. Darren Meyer said he is representing MKSK and his address is 6802 Alloway St. W, Worthington, Ohio. He also introduced Mandy Bishop with GPD Group and Cathy Fromet with Studio Graphique, who are going to help him with the presentation. He said there are two pieces they wanted to take a look at this evening and both are in the public realm. They will not be discussing private property and rezoning. The first piece he wanted to discuss was the Wilson Bridge Road Corridor, which has to do with streets and the streetscapes. The second piece looks comprehensively at the city, including the corridor from a wayfinding and signage standpoint. He said this is a process that has been going on for the past year and half with advisory committees and staff to bring these recommendations forward to get the Boards input and to eventually move forward to City Council.

Mr. Meyer explained how to read that graph he was presenting. He said that briefly, the Wilson Bridge Corridor is very important to the City of Worthington. This is a gateway from coming off of Interstate 270, and High Street coming into the community. Forty to fifty thousand vehicles

pass through this area every day. This area is a first impression for many people coming through the City of Worthington. This is also a significant chunk of the city's tax base. There are a lot of employees in this area with room for future employees and office space. There is residential area mixed in with shops in a central area, and there are residential areas that border Wilson Bridge Road. Two of the greatest assets within the City of Worthington are the Olentangy Park with access to the river and the trail that will take you to downtown, and book ended with McCord Park next to the Community Center. When we think about Wilson Bridge Corridor, it was built at a time when cars were the dominant consideration when you puts roads together. When you think about trying to connect employees that want to get on a leisure trail or park during lunch or when someone wants to ride their bike to the grocery store, you are connecting residents with amenities to parks and employees with those same amenities. The corridor serves a lot of functions. One comparison Mr. Meyer wanted to make was to think about the amount of traffic in this area. Wilson Bridge Rd. carries the same amount of traffic each day as the intersection of Dublin-Granville Rd. and High St. in historic Worthington. He said that the point is, there are concerts on the Village Green, there is a Farmer's Market on High St., and there are shops in old Worthington, and Wilson Bridge Rd. is not trying to compete with the historic district but the days of building roads for cars only and giving up on everything else have passed. There needs to be arrangements made for different modes of travel, and a variety of experiences for all of the people that live, work and play in the area along Wilson Bridge Rd. This also includes health and wellness, economic re-development, and basic social equity. All of these things are achievable and will be done in pieces and parts. We need to come to an agreement of a vision of what Wilson Bridge Rd. Corridor can be.

Mr. Meyer gave an overview of what the area looks like (overhead map), and explained that other nearby communities are doing the same thing. They are looking at how they can achieve all of the effects that were discussed earlier in the meeting about creating a great brand and identity for their community or reinforcing or supporting the brand that already exists, creating safe and different modes of travel like Westerville, Dublin, Easton and New Albany. You can see what is put into the public realm and the great atmosphere that can be created for the Wilson Bridge Rd. Corridor.

Mr. Meyer said the first recommendation coming out of this study basically brings the Wilson Bridge Rd. Corridor up to a baseline condition, and that has to do with a streetscape. Wilson Bridge Rd. Corridor is not a highway it is a city street in Worthington and it needs to have the basic elements that city streets have. Currently there are very narrow sidewalks, very narrow tree lawns without street trees and a lot of overgrowth throughout the corridor. Mr. Meyer said he wanted to talk about four different reasons why this basic element is important. Sometimes people think of things outside the curb as "add-ons", or costs that maybe are not necessary. Almost one third of the U.S. population are unable to drive and that is because they are either too young to drive or too elderly, or have some physical handicap or do not have the financial means to buy a car. There are a lot of people that rely on sidewalks to have access to their jobs, health care, work, sidewalks are incredibly important for a community. People are more than twice as likely to get their recommended level of activity if they have safe places to walk near their homes. From a parking and congested traffic standpoint there are only two ways to reduce congested traffic. One way is to add more traffic lanes. The other way is to get other people out of their cars and use

other modes of traffic. From an economic development standpoint, walkability is extremely important.

Mr. Meyer said at the west end of the corridor, people have a difficult time knowing if they are driving to the park or driving into an office parking lot. One of the things he would like to do is make more of an announcement that this is a public space. He wants people to know that they are allowed to turn into the park entrance and visit. He wants to see street lighting flow down into that park entrance. One of the proposals is to install a crash rated wall instead of a guardrail and to install the park sign on the wall, and that wall could continue to the other side of the drive so you get more of a threshold effect. Mr. Hunter asked if there would be sidewalks on both sides of the street and Mr. Meyer explained that is part of the baseline for streetscaping, to have lighting and sidewalks on both sides of the street. A portion of that walkway may be multi-use but at a minimum he wants to see street lighting and sidewalks on both sides of the street throughout the study area.

Mr. Meyer explained there is an issue with the intersection of West Wilson Bridge Rd. and Old Wilson Bridge Rd. and that is when office hours are over traffic gets congested because there is no traffic signal at that intersection. People cut through to the signals that do exist through the shops at Worthington Place and causes congestion at that location. Some people cut across to Villa Charmante and then turn around to go the other way. There is a proposal to add a traffic signal at that location and that would eliminate the cut through traffic and the odd merge as you move west on West Wilson Bridge Rd. Mr. Hunter said this intersection is going to get worse because that is the only route that the delivery trucks take to get back to Kroger and other stores.

Mr. Meyer also discussed some diagrams that could potentially be features that would be located at the entrances to the City. If there is a general consensus of agreement with the public and the council then he will move forward with that discussion about entrance features to the city. He said the big question is how to achieve getting these projects done, in what order, and how will the projects be funded? There may be a need that can be funded by a state grant. Mr. Sauer asked Mr. Meyer if the utilities along Wilson Bridge Rd. would be buried and Mr. Meyer said he would like to see that happen if funds are available.

Ms. Bishop said burying utilities is a very expensive endeavor. She is currently working on the cost for another client and she has already passed the two million dollar mark, and there is no grant money available for burying utilities. Mr. Hunter explained there is a large amount of buried fiber optic cable in the Wilson Bridge Rd. area. Ms. Bishop agreed and said that is another issue, the competition for space, and the grade challenges.

Ms. Fromet stated she would be discussing the Wayfinding Project. She said she has been working on this project with the City and MKSK for over a year and a half now. Every project starts with why you need wayfinding, and what type of signs that you need, and where those signs should be placed. Cathy said when she came to Worthington she found out that Worthington is a very nicely planned community. She did not find a lot of difficult wayfinding situations in Worthington. She would like to present a wayfinding program to highlight the amenities that Worthington already has, and lets people know where to find those amenities. Also, the proposed would upgrade the

character of the signage already in place and match with the quality of the assets within the city. She explained when they begin their process they take a look at how people come in to the city and how they are navigating specific areas. This is not about every single street or every single. Two different sign systems will be presented, both work together and complement each other, and are titled the “City Wide Program”. When you come into the Old Worthington, the signs will have a unique look and feel, and announce that you are in a new place. Ms. Cathy showed an example of one of the gateway signs, the blue and white signs that Worthington already has that marks the jurisdictional boundaries. She said those signs would be upgraded to match the other signs in the sign program, and she is also recommending those signs for the primary areas of Worthington so people will know they are entering the Worthington area. The welcoming signs will be a little bit larger in scale.

Ms. Fromet also recommended upgrading the street signs which should be larger in the higher traffic areas. Many different sign examples were shown to the Board members. She said parking signage is important so people know where to park in order to experience the historic area, and believes the other municipal signage around town also needs to be updated as well. She gave an overview of how the signage works together.

Mr. Brown said he had two additional things to talk about besides what Ms. Fromet was talking about. He said he met with Mr. Jim Ventresca of OWA use of the Worthington Historic District plaque on the four signs entering the Old Worthington. Mr. Sauer asked at what point is there too much signage? Ms. Fromet said the plan is in the early phase and this will need to be worked on to get to a point where just the right amount of signage feels comfortable in focused areas. Mrs. Holcombe asked if the kids performing for the Thomas Worthington High School theater will still be able to put up their sign on the Village Green to promote the plays and Ms. Fromet said yes, but the signs that the City is currently using are starting to fall apart and the City needs new signs. Mr. Brown discussed the City of Gahanna’s Community Event Board, which is taken care of by a specific sign company, and the wording has to fit within a certain amount of space. Mr. Brown also discussed some upcoming capital improvement projects, including a mobility study in the area of Stafford Street and High Street, and repainting the street lights (staying green) and changing the bulbs to LED’s. There will be some great improvements coming to the downtown area within the next twenty-four months.

Mr. Coulter made a motion to recommend moving forward with this wayfinding plan to the planning phase. Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. All Board members voted, “Aye”. The motion was approved.

Fresh Thyme Update

Discussion:

Mrs. Bitar discussed the Fresh Thyme store, which opened on September 16, 2015, mentioning the project is not complete. There are some vents and pipes near the back of the building that need painted, asking what color the ARB preferred. Mr. Sauer said he believed landscaping could take care of the lower pipes, and the vents should be painted to match the brick building. The light

fixtures on the building are the correct style, but were supposed to be painted black. The light fixtures in the parking lots are the wrong style, but the right color. The poles were supposed to have been placed on decorative bases instead of concrete. There are cart corrals with toppers which were not approved and were to black, not silver. Security lights were placed above doors but not approved. She said there are a number of outstanding issues, many of which could possibly be taken care of without coming back to the Board. She mentioned that the pervious pavers were never installed either at the west end of the site. An Engineer is working on a plan for water runoff. Mr. Coulter said the lights directly over the doors needs to be removed because there are goose neck lamps adjacent. Mrs. Bitar said starting next week the fencing around the parking lot is supposed to be replaced. Mrs. Bitar said most of the issues should be resolved in about a month.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 11:20 p.m. and Mr. Coulter seconded the motion. All Board members voted, "Aye". The meeting was adjourned.