



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
March 9, 2017

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; James Sauer; Edwin Hofmann; and David Foust. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; and Melissa Cohan, Paralegal. Commission members Kathy Holcombe, and Thomas Reis, and Board member Amy Lloyd were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 23, 2017 meeting

Mr. Sauer moved to approve the minutes and Mr. Hofmann seconded the motion. All Board members voted, "Aye." The minutes were approved.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

Mr. Coulter asked Mr. Foust to discuss the photograph on display. Mr. Foust replied the photograph showed the original Worthington High School which was built in the late 1890's but was later torn down sometime in the 1930's. He said the only house which could be identified today was the one in the background behind the school house and currently belongs to Mr. & Mrs. Ventresca, at the corner of Hartford Street and State Route 161.

1. New

- a. Modifications to Mechanical Equipment Screening, Windows and Entrance Door Location – **890 & 910 High St.** (Plank Law Firm, LPA) **AR 19-17** (Amending AR 119-16)

Findings of Fact & Conclusions

Mr. Brown reviewed the following from the staff memo:

Background & Request:

Approval was granted on October 27, 2016 by ARB and MPC, and ultimately approved by City Council on November 7, 2016 to construct two new buildings on the site. Demolition of the office building at 33 E. North St. and construction of additional parking was also approved at this time.

The applicant is requesting approval to modify the mechanical equipment screening on the parapet on the south, east and north elevations for Building A. The applicant is also requesting the relocation of the main entrance door from the south elevation to the west elevation for Building B. They would also like permission to remove two windows on the north elevation for Building B. No other site modifications are proposed at this time.

Project Details:

1. Buildings:

Building “A” is proposed as 4,272 sq. ft. in area, with a gabled asphalt roof and dormers over the front part of the building. The rear part of the building would have a flat roof with a solid rail around the edge to screen equipment. A brick veneer finish is proposed for the building with a combination of wood and metal trim in off-white. Although proposed to be occupied by a single retail tenant, PetPeople, the building façade would have the look of three storefronts, and could be divided if necessary in the future. Columns would be placed between the storefronts, and would support a narrow roof structure. The window systems are proposed with clad casement windows with integral muntins and wood trim. The three dormers would be centered on the storefronts below, and finished with Hardi lap siding, wood trim, standing seam metal roofing, and 6 over 6 windows. On the south side, there would be 4 double-hung windows with transoms, brick soldier courses, awnings and lights above. At the rear of the south side and at the rear of the building, herringbone patterned brick accent panels with a soldier course above are proposed instead of windows. The north side would have brick panels instead of windows.

Requested Modification:

- Revised mechanical screening detail at the parapet on the south, east and north building elevation.
 - The top of the screen wall is now level for constructability purposes.
 - The continuous screen wall coping will minimize roof penetrations and create a more weather-tight parapet detail.
 - A consistent façade pattern has been created to match all three elevations.

Building “B” is proposed to be a full two story brick building with 6,402 sf of area per floor. The first floor would likely be retail or restaurant, with the second floor being office space. Like “A”, “B” would have a gable across the front part of the building, but would

then have a hipped roof extending to the rear. Two chimneys are proposed at the ends of the front gable. The first floor could accommodate 1-3 tenants, and would have 3 storefront elements across the front. The center element is proposed with a gable above and extends out further than the sides.

The storefront windows would have wood trim with sign bands above. Three double-hung windows are proposed for the second floor centered on each of the storefronts. The sides would have 9 over 6 double hung windows with transoms, brick soldier courses, awnings and lights above at the front, and herringbone patterned brick accent panels with a soldier course above to the rear. Originally, the entrance was on the south elevation by a double door that was proposed to provide access to the front stairs. The entrance has now been located to the High St. elevation. The second floors would have nine 6 over 6 double hung windows lined up with the windows or brick panels below. At the rear, three doors would be accessed from a raised walkway with steps at one end and a ramp at the other end. The wall of the walk would be faced with brick to match the building. A small canopy with a standing seam metal roof is proposed above each entrance. The building is proposed with interior stairwells in the northeast and southwest corners of the building, and would have an elevator at the northeast corner.

Requested Modification:

- Relocated door that is to access the second floor office area from the south elevation to the west elevation.
 - New door location allows the office visitors to access the stair directly off of High St.
 - Removing the door from the south elevation, it avoids the close proximity of the existing electrical pole while also creating a more consistent exterior elevation.
- Two windows were removed and replaced with Herringbone Brick Accent Panel on the north elevation.
 - Necessary to accommodate inside mechanical equipment adjacent to the rear stairwell for future restaurant use.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Scale, Form & Massing: New construction should take special care to employ scale, form, and massing that are similar to and compatible with existing building designs.

Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington. 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.

Materials: New buildings should employ only traditional wood and brick. Contemporary materials that simulate wood can be acceptable if done well, and brick veneer construction over a wood frame also is acceptable. 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: 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. 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.

Sustainability:

Sustainability can be achieved by ensuring the economic, environmental and social concerns of Worthington are addressed in a balanced manner. The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while

preserving the character and integrity of the Architectural Review District. Recommendations include: encouraging energy conservation methods; using landscape concepts to preserve energy; managing storm water run-off in an environmentally friendly way; using solar panels in locations that minimize the visual impact as seen from the right-of-way and surrounding properties; adding bike racks; using streetscape elements that are of a human scale; making use of recycled, renewable and energy efficient materials; using natural and controlled light and natural ventilation; and minimizing light pollution.

Worthington Comprehensive Plan

Buildings at North St. and High St. should frame the pedestrian space and street, invite browsing, create second story-office or residential opportunities, and locate and screen the parking in the rear of the site

Recommendation:

Staff is recommending approval of this application. The modifications are minimal in scale. The modifications do not seem to impact the existing site and building design that were and are found to be in character with the Worthington Design Guidelines and the Development Plan for this property.

Discussion:

Mr. Mark Ford, of Ford & Associates Architects, 1500 W. 1st Ave., Columbus, Ohio, explained the new changes made to the drawings. He explained as they proceeded from schematic drawings to construction drawings they needed to make some changes to get the building ready for a potential restaurant use on the first floor. Mr. Ford said they did numerous studies on the elevator, stairs and the core of the building, and they tried to avoid having shafts going up through second story office space. One of the windows on the first floor will be bricked in, similar to where the window was bricked in because a stairwell crossed in front of the window. On the west elevation they created a landing for the stair so there will be an entrance off of High Street. Instead of a fixed window panel, there will now be an operable door. In the previous drawing, the door would have been located in front of a telephone pole. Mr. Sauer asked what the roof screening materials would be made of. Mr. Ford replied the materials would consist of a paintable hardieboard. Mr. Sauer asked Mr. Ford to paint the meters to match the building, and Mr. Ford said they had already planned to do that. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

ARB Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY PLANK LAW FIRM, LPA ON BEHALF OF M.K.&K. REALTY, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE MODIFCATIONS TO MECHANICAL EQUIPMENT SCREENING, WINDOWS AND ENTRANCE DOOR LOCATION AT 890 AND 910 HIGH ST., AS PER CASE NO. AR 19-17, DRAWINGS NO. AR 19-17, DATED FEBRUARY 16, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND

PRESENTED AT THE MEETING.

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

b. Lighting, Signage & Paint – **656 High St.** (Peace Love and Little Donuts) **AR 20-17**

Findings of fact & Conclusions

Mr. Brown reviewed the following from the staff memo:

Background & Request:

This commercial building was originally constructed in the early 1900's. Magic Cruises & Tours has been on the north side of the building since 1989. On January 26, 2017 the MPC approved a Conditional Use to operate a restaurant in the C-5 District named Peace, Love & Little Donuts.

The applicant is now proposing a wall sign, gooseneck lighting and painting the façade of the building.

Project Details:

1. The 33" x 80" wall sign is proposed above the window facing High St.
2. The new sign would be constructed of PVC, and would identify the business name, "Peace Love and Little Donuts", and would include a peace symbol, heart and a donut below. The letters would be ½' dimensional letters (black) individually mounted to the area above the window.
3. The colored graphic elements would be mounted below the name. The peace sign would be green, the heart would be red and the donut would be brown. The graphics are to be printed with full color outdoor UV print on the faces of the graphics only.
 - a. The graphics should be full color on all sides, not just on face of the graphics.
 - b. The applicant has stated that they will be willing to do full color on all sides of the graphics.
4. Four (4) black gooseneck lights are proposed to be mounted on the building. Two (2) lights above the Magic Cruises' sign, and two (2) lights above Peace Love and Little Donuts sign to create a balanced look for the building.
 - a. The lighting will need a warm color with a max kelvin of 2,700.
5. Paint is proposed for the area that is currently burgundy in color, with the trim remaining white. The applicant is proposing to paint the burgundy area blue. A color rendering is included in the packet and will be presented at the meeting. The applicant will be providing an option of colors for the board to consider at our meeting.
6. A future projection sign would need approval from the ARB.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs with external lighting.

The Worthington Design Guidelines and Architectural District Ordinance recommend building colors to be simpler, plainer designs and turned to the classical forms of the past. Colors tended to be lighter and cooler, including creams, yellows, grays and white.

Recommendation:

Staff is recommending approval of this application with the following considerations:

- Full color should be considered on all sides for the proposed graphics for the sign.
- The lighting will need to be a warm color with a max kelvin of 2,700.
- Paint color agreed upon by the Board, the variety of blue choices seem out of character to the recommendations found in the Worthington Design Guidelines. The blue (Secure Blue) seems to be the most appropriate choice. A display board with all the colors will be shown at the meeting.

Discussion:

Mr. Brown noted that he received clarification related to the graphics solid color and the signage will be a flat finish, not a glossy finish. PVC material, flat finish and full color on all sides. Mr. Foust asked for clarification as to what would be painted blue on the building. Mr. Brown replied, “Everything that is currently painted burgundy would be painted blue.” Mr. Coulter asked Mr. Brown if Magic Cruises realized their sign would look washed out with the blue color choice. Mr. Brown said since both parties agreed on using the “Secure Blue” color for paint, the white lettering will not look so washed out. Mr. Coulter asked the applicant if he had spoken with the owners of the business next door and Mr. James Welte, of 8298 Harlem Rd., Westerville, Ohio, said that he received their approval. Mr. Welte said he will also be installing the same lights over her business so the building will look symmetrical. Mr. Foust suggested painting the bases of the columns white to give the building a more finished look and Mr. Welte agreed. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

ARB Motion:

Mr. Sauer moved:

THAT THE REQUEST BY JAMES & KATHRYN WELTE FOR A CERTIFICATE OF APPROPRIATENESS TO ADD GOOSENECK LIGHTING, SIGNAGE AND PAINT AT 656 HIGH ST. AS PER CASE NO. AR 20-17, DRAWINGS NO. AR 20-17, DATED FEBRUARY 24, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION THAT THE COLOR TO BE PAINTED IS SECURE BLUE AND THE BASES OF THE COLUMNS WILL BE PAINTED WHITE.

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Sauer, aye; Mr.

Hofmann, aye; and Mr. Foust, aye. The motion was approved.

C. Municipal Planning Commission

1. Amendment to Development Plan

- a. Outdoor Patio Area – **7020 Huntley Rd., Unit A** (Zaftig Brewing Co.) **ADP 01-17**
(Amendment to ADP 09-15)

&

2. Conditional Use Permit

- a. Brewery in I-1 – Outdoor Patio Area – **7020 Huntley Rd., Unit A** (Zaftig Brewing Co.) **CU 02-17** (Amendment to CU 24-15)

Findings of Fact & Conclusions

Mr. Brown reviewed the following from the staff memo:

Background & Request:

This site has two multi-tenanted buildings constructed in the late 1960's. Unit A is the westernmost suite of the southern building on the site. The suite has frontage along Huntley Rd. Zaftig Brewing Co. was approved for a Conditional Use Permit to operate a Brewery in the I-1 Zoning District at 7020 Huntley Rd on November 12, 2015. The space includes a 1,800 square foot tap room and 4,700 square feet for production and distribution space.

An Amendment to Development Plan was approved by the Commission on December 10, 2015 and ultimately approved by City Council on January 4, 2016 to have oversized signage and number of signs as part of the project.

The applicant is now proposing an outdoor patio area along the north and west side of the building with outdoor lighting.

Project Details:

1. The patio area would approximately 11.5-feet by 85-feet along the north side of the building, and approximately 7-feet by 88-feet along the western side of the building towards Huntley Road.
2. The patio would be constructed of concrete or concrete pavers.
3. The proposed patio area will be located in the existing grassy area between the building and the curb for the parking lot.
4. The patio area will be fenced off by rope, and will be required to meet all State standards for consumption of alcohol on a patio.
5. The applicant will be adding potted planters scattered throughout the patio to help soften the hardscape of the patio and loss of green grass along the building. There will be

approximately 11-12 potted planters on the patio that will have dwarf trees or bamboo in the planters. The planters will be spaced between the picnic tables and adjacent to the entrance to help define and soften the space.

6. The seating area will include approximately nine (9) 6-foot picnic tables with umbrellas and would accommodate approximately 70-people. There are no logos proposed for the umbrellas, they will be solid in color. The patio along the west side of the building will be used as a game area.
7. Seventeen (17) gooseneck lamps are proposed along the north and west roofline to provide additional lighting to the patio and signage. The Commission previously approved gooseneck lamps for the signage on the western side of the building towards Huntley Road. The previously approved lighting was never installed. The applicant has stated that the proposed lighting would not exceed the 4,000 – 5,000 range.
 - a. The lighting will need a warm color with a max kelvin of 4,000.

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

1. Effect on traffic pattern – High traffic times are not expected. Ample parking exists on the site.
2. Effect on public facilities – The effect would be minimal.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – A substantial amount of water would be used, which is available to the site. Electric demands are not expected to be greater than a typical industrial facility.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – The brewing process is relatively quiet and is not expected to emit noxious odors. Cleaners and sanitizers would be stored and handled with care.
7. Typical hours of use:
 - a. Production:
 - Monday – Saturday 8:00 AM to 5:00 PM
 - b. Tap Room:
 - Tuesday, Wednesday & Thursday – 4:00 PM to 10:00 PM
 - Friday – 4:00 PM to 12:00 AM
 - Saturday – 12:00 PM to 12:00 AM
 - Sunday – 11:00 AM to 7:00 PM
8. Shielding or screening considerations for neighbors – Existing street trees will remain. All production is done indoors. The area is located in an industrial corridor for the City.
9. Appearance and compatibility with the general neighborhood – The property is adjacent to industrial uses. The outdoor seating is designed to provide a minimal impact and to blend as much as possible. Gooseneck lamps are proposed for illumination.

Land Use Plans:

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in

the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending approval of these applications with the following consideration:

- The lighting must be warm in color and not exceed 4,000 kelvins.

The proposed outdoor patio space and lighting compliments the existing use and is in character with the building and location.

Discussion:

Mr. Brown noted that the applicant agreed to a max kelvin of 4,000 for the proposed gooseneck lights on the building. Mr. Jason Blevins, 950 Evening St., Worthington, Ohio, said he wants the patio to be handicap accessible and easy to roll through. One side of the building will be used for a game area, and planters will be added to soften the landscape. Mr. Sauer asked Mr. Blevins if he was willing to add a few trees to the west side of the building and he said he would as long as the landlord agreed. Mr. Myers explained trees may not do well in that area because the root system may invade the foundation of the building, and the heat may be too intense up against the brick. Mr. Coulter asked if there was anyone present to speak either for or against this application and no one came forward.

MPC Amendment to Development Plan Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY ZAFTIG BREWING CO. FOR APPROVAL TO AMEND THE DEVELOPMENT PLAN BY ADDING AN OUTDOOR PATIO AREA AT 7020 HUNTLEY RD., UNIT A, AS PER CASE NO. ADP 01-17, DRAWINGS NO. ADP 01-17, DATED FEBRUARY 24, 2017 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED WITH THE ADDITION OF PLANTER BOXES FOR A TOTAL OF 18 PLANTER BOXES WITH THE LOCATION AND PLANT MATERIAL TO BE APPROVED BY CITY STAFF

Mr. Sauer seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Sauer, aye; and Mr. Hofmann, aye. The motion was approved.

MPC Conditional Use Permit Motion:

Mr. Sauer moved:

THAT THE REQUEST BY ZAFTIG BREWING CO. TO AMEND CONDITIONAL USE PERMIT #CU 24-15 BY APPROVING AN OUTDOOR PATIO AREA TO BE USED IN CONJUNCTION WITH A BREWERY IN THE I-1 ZONING DISTRICT AT 7020

HUNTELY RD., UNIT A, AS PER CASE NO. CU 02-17 DRAWINGS NO. CU 02-17, DATED FEBRUARY 24, 2017, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Sauer, aye; and Mr. Hofmann, aye. The motion was approved.

D. Other

There was no other business to discuss.

E. Adjournment

Mr. Hofmann moved to adjourn the meeting at 7:42 p.m. The meeting was adjourned.