

MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION

January 13, 2011

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; Chris Hermann; Mikel Coulter, Amy Lloyd and Jo Rodgers. Also present were Scott Myers, Worthington City Council Representative for the Municipal Planning Commission, Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission, and Melissa Cohan, Paralegal.

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Oaths of Office for C. Hermann and M. Coulter (MPC), and A. Lloyd and J. Rodgers(ARB).
4. Election of Officers

Mr. Coulter moved to nominate all of the same Officers for 2011, and the same representative to BZA (Mr. Hunter, with Mr. Hermann and Mr. Sauer as back-ups). Mr. Herman seconded the motion. All members voted aye.

5. Approval of the Minutes of the meeting of December 9, 2010.

Mr. Coulter moved to approve the minutes, and Mrs. Holcombe seconded the motion. All members voted aye.

6. Affirmation/swearing in of witnesses

**B. Architectural Review Board**

1. **Unfinished**
  - a. **Shed – 232 E. Granville Rd.** (Colleen McCotter) **AR 88-10**  
Application withdrawn by applicant.
  - b. **Signage – 33 E. North St.** (Medsave Clinic) **AR 91-10**

## Discussion:

Mrs. Bitar discussed the facts from the application. This applicant had been before the ARB Board before, but the Board felt that there was not sufficient information presented as to what the sign was going to look like. The applicant has now presented a new drawing. Mr. Hunter asked if the applicant was present. Mr. Paul Lyda approached the microphone as the sign company representative now responsible for the application and stated that he lives at 4740 Cascade Dr., Powell, Ohio 43065.

Photographs of the new sign were shown on the overhead projector. Mr. Lyda said that they will be using twelve inch channel letters that will have a teal face and be outlined with white, black trim caps and returns. The sign will be lit internally used LED lighting, and will have a mounted raceway.

Mr. Hermann said that he was concerned because the size of the sign went from edge to edge, and looked too large for the spot. He asked Mr. Lyda if he had considered stacking the sign instead. Mr. Lyda said he suggested that to his client, but his client preferred the logo the way it was already presented. Mr. Sauer asked if it was possible to use ten inch letters instead. Mr. Lyda said yes, he could probably use ten inch letters. Mr. Sauer also asked Mr. Lyda if he could possibly leave eighteen inches of space near the edges. Mr. Lyda said that it would be possible to do that if smaller letters were used, but it might not be as easy to see. Mrs. Bitar asked Mr. Lyda what color the raceway will be and Mr. Lyda replied that the raceway will be burnt sienna to match the brick building.

Mr. Coulter asked Mr. Lyda if his sign company put up the sign that was in the entrance way, and Mr. Lyda said no. Mr. Coulter asked Mr. Lyda if he would have the owner contact the person that installed the entrance way sign, and straighten it out because it's crooked, and Mr. Lyda said he would mention that.

Mr. Sauer asked why the applicant wanted the telephone number on the sign with the area code, if they already know where the building is. Mr. Sauer felt that the area code was also unnecessary. Mr. Hunter explained to Mr. Sauer that there may be a situation where someone might need assistance getting into the building, and he agreed with the applicant that it was a good idea to have the telephone number on the sign.

Mr. Sauer asked if the front yard sign could have the section where the telephone number is in teal with white numbers to match the sign on the building, and Mr. Lyda said yes. Mr. Sauer said that he felt the sign on the wall would look much better if it was stacked, and Mrs. Holcombe agreed.

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

## Findings of fact:

1. The proposed wall sign consists of internally illuminated channel letters.
2. New lettering and a phone number are proposed for the existing freestanding sign.

Conclusions:

1. The proposed wall sign is acceptable if it is stacked, or of small enough text to be 18” from the corner of the building and the windows.
2. The proposed re-facing of the freestanding sign with “Urgent Care” and the phone number (outlined in teal to match the wall sign) is appropriate.
3. The window sign needs to be straight.

Mr. Coulter moved:

**THAT THE REQUEST BY THE MEDSAVE CLINIC FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE. AS PER CASE NO. AR 88-10, DRAWINGS NO. AR 88-10, DATED JANUARY 13, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, WITH THE FOLLOWING AMENDMENTS:**

1. **THE LETTERS ON THE RACEWAY BE 18” AWAY FROM THE CORNER OF THE BUILDING AND FROM THE WINDOW TO THE SOUTH (AS AN OPTION THE WALL SIGN MAY BE STACKED WITH TWO LINES OF TEXT);**
2. **THE TELEPHONE NUMBER OUTLINE ON THE FREESTANDING SIGN BE IN THE SAME TEAL COLOR AS THE WALL SIGN;**
3. **THE SIGN IN THE WINDOW OF THE ENTRANCE MUST BE REDONE SO THAT EVERYTHING IS LEVEL.**

Mr. Sauer seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

2. New
  - a. Replace Gutters, Soffit, Fascia, Flat Roof, Extend Overhang and New Shed – **661 Evening St. (Allen Eiger) AR 01-11**

Discussion:

Mrs. Bitar reviewed the facts from the application, which includes replacing the gutters and soffits, a gabled roof above the sun room, a roof overhang on the south side of the house, and a

shed proposed in the back yard that is ten (10) feet from each property line. The wood shed will be 12 by 8 foot, which is typical of other sheds in the neighborhood. Mr. Hunter asked if the applicant was present.

Mr. Allen Eiger approached the microphone and stated that he lives at 661 Evening St., Worthington, Ohio. Mr. Eiger said that his gutters are leaking and the soffits are decaying. Mr. Hunter asked Mr. Eiger how the roof overhang proposed for the south wall will look when it is complete. Mr. Eiger said he wants it to extend out to match the eave on the front, and will stop short of the eave at the back of the house. It is to provide some shading for the windows, and overhead protection for the doorway.

Mr. Sauer said he does not like the way the level of the windows on the south side of the house do not match. Mr. Eiger said that the windows are not the same because the one closest to the driveway is the window to his garage, which sits about twelve (12) inches lower than the rest of the house. Mr. Sauer said that it bothers him that the windows are not the same. Mrs. Holcombe stated that the current application before them is not asking to change the windows. Mr. Sauer asked what Mr. Eiger's logic was for extending the roof over the south wall. Mr. Eiger said he wants to protect the window from rain, and it will cast a shadow in hot summer months and provide shade helping to make his house cooler.

Mr. Sauer asked Mr. Eiger if he could use asphalt shingles on the roof of the sunroom to match the rest of the house, and Mr. Eiger agreed.

Mr. Sauer asked Mr. Eiger to have the overhang soffit match the rest of the house and Mr. Eiger agreed.

Mr. Sauer asked Mr. Eiger why he did not want to make the storage shed bigger and the roof more symmetrical, and Mr. Eiger said that he likes the size of the shed that they have already picked out. He also indicated the roof design would fit their storage needs.

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

#### Findings of fact:

1. Last November the ARB approved new windows, a new door and a solar tube for this home. Now, the homeowners would like approval for additional changes.
2. Replacement of the gutters is proposed with seamless aluminum gutters. The existing wood fascia and soffits are proposed to be covered with aluminum. All aluminum materials will be a desert sand color.
3. The sun room at the rear of the house currently has a flat roof, and the homeowners would like to change that to a gable roof. The materials will match the existing sun room and house.

4. On the south side of the house an overhang is proposed to extend across the wall in line with the eaves at the front and back of the house. The materials will match the house.
5. A 12' x 8' wood shed is proposed for the rear yard with unpainted wood siding and a green standing seam metal roof.

Conclusions:

1. The use of aluminum on the soffits and fascia should not harm the character of the house. Replacement of the gutters will be an improvement.
2. The proposed gabled roof on the sun room will be in character with the house.
3. The overhang on the south side of the house seems a bit unusual but should not harm the character of the house.
4. The proposed shed is appropriate.

Mr. Sauer moved:

**THAT THE REQUEST BY ALLEN EIGER FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE CHANGES TO THE HOUSE AND ADD A SHED AT 661 EVENING ST. AS PER CASE NO. AR 01-11, DRAWINGS NO. AR 01-11, DATED DECEMBER 20, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:**

- 1. THAT THE ROOF OVER THE SUNROOM BE COVERED WITH SHINGLES**
- 2. THAT THE ROOF OVER THE SUNROOM HAVE A SOFFIT TO MATCH THE REST OF THE HOUSE**

Mrs. Holcombe seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, nay; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

b. Splash Pad – **400 W. Dublin-Granville Rd.** (Swiminc, Inc.) **AR 02-11**

Discussion:

Mrs. Bitar discussed the facts from the application, and showed photographs on the overhead projector of what the Splash Pad will look like. Mr. Hunter asked if the applicant was present. Mr. Dick Rabold approached the microphone and stated that he lives at 5323 Courtney Place, in Columbus, Ohio.

Mr. Hermann asked what the reason was for needing a set back variance. Mrs. Bitar said that a variance is needed because of the sixty (60) foot set back requirement from the front property line on Dublin-Granville Rd. Mr. Sauer asked Mr. Rabold to clarify the shed materials. Mr. Rabold said that it would be made of wood, and painted beige, and the pitched roof will have green shingles to match the picnic shelter.

Mrs. Rodgers asked if there was any screening proposed after the fence is pushed out, and Mr. Rabold said no, he wants people to be able to see the kids having fun.

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

#### Findings of fact:

1. A splash pad is proposed for the southeast corner of the Worthington Pools complex. The proposed will be an aquatic play area, without standing water, which includes many different water features like fountains and sprays.
2. The area of splash pad is roughly 1535 square feet and has been designed to fit amongst the existing trees.
3. A new wood 16' x 20' building is proposed to house filtering and metering equipment.
4. The existing chain link fence is proposed to be relocated to "square off" that southeast corner rather than be angled. Because additional fencing will be in the front setback, a variance will be needed.

#### Conclusion:

1. The proposed splash pad will be a nice amenity at the Worthington Pools site.

Mr. Hermann moved:

**THAT THE REQUEST BY SWIMINC INC. FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A SPLASH PAD AT 400 W. WILSON-BRIDGE RD. AS PER CASE NO. AR 02-11, DRAWINGS NO. AR 02-11, DATED DECEMBER 10, 2010, 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 role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

c. New Building – **300 W. Dublin-Granville Rd.** (TWHS Diamond Club) **AR 03-11**

Discussion:

Mrs. Bitar discussed the facts from the application. TWHS Diamond Club wants to construct a new building next to the baseball diamond on the school's property. It will have a metal roof with concrete block on the bottom. It will also house indoor batting cages and be a year round facility. Mr. Hunter asked if the applicant was present.

Mr. Rick Lindenmuth approached the microphone and stated that he lives at 115 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Lindenmuth said he was before the ARB Board tonight on behalf of the TWHS Diamond Club, of which he is a member. Mr. Myers asked Mr. Lindenmuth if they will be sharing the indoor batting cages with the high school girls and other teams, and Mr. Lindenmuth said yes, of course.

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

Mrs. Rodgers moved:

**THAT THE REQUEST BY TWHS DIAMOND CLUB FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW BUILDING AT THE BASEBALL FIELD AT 300 W. WILSON-BRIDGE RD. AS PER CASE NO. AR 03-11, DRAWINGS NO. AR 03-11, DATED DECEMBER 21, 2010, 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 role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

d. Replace sign faces – **510 High St.** (Sunrise Signs) **AR 04-11**

Discussion:

Mrs. Bitar discussed the facts from the application. She said there will be a new business moving in and they would like to put the name of their accounting business on the second half of the sign.

Mr. Hunter asked if the applicant was present. Mr. Tom Sampson approached the microphone and stated that he lives at 9164 Jackies Bend, Reynoldburg, Ohio 43068. Mr. Sampson said that they would like to install a new face on the existing ground sign and wall sign. Mr. Sauer asked if the wall sign will be illuminated, and Mr. Sampson replied no. Business hours will be mostly during the day, and illumination will not be necessary.

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

Findings of fact:

1. A new company is moving into the building so new signage is needed for identification.
2. The proposed freestanding sign faces will advertise the existing Jerman Family Dentistry and Royal Oak Financial Group. The faces and cabinet will be white with blue, gold and green text. Although the cabinet is wired for internal illumination, the applicant has decided to keep the inside dark and light externally only. Two styles of text plus a logo, and three sizes are proposed, meeting the Code requirements for sign Code.
3. A new face is also proposed for the wall sign to advertise Royal Oak Financial Group. This sign will also not be illuminated from the inside.

Conclusions:

1. The proposed changes are appropriate.

Mr. Sauer moved:

**THAT THE REQUEST BY SUNRISE SIGNS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE FREESTANDING AND WALL SIGN FACES AT 510 HIGH ST. AS PER CASE NO. AR 04-11, DRAWINGS NO. AR 04-11, DATED DECEMBER 17, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Lloyd seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- e. New Sign & Repaint Exterior – **652 High St.** (Signaffects Limited) **AR 05-11**

Discussion:

Mrs. Bitar discussed the facts from the application. Mrs. Bitar said that the restaurant that was going to go into this location last month had trouble getting the money together and decided to withdraw their application. A new business owner and different type of restaurant is now before the ARB. The owner would like to install a new sign and repaint the exterior of the building. The new owner will also have some outdoor seating in nicer weather.

Mr. Hunter asked if the applicant was present. Mr. Paul Lyda approached the microphone and stated that he lives at 4740 Cascade Dr., Powell, Ohio 43065. Mr. Lyda explained the details of the new sign; the colors that will be used are dark bronze, blue and light tan. The new owner approached the microphone and stated that his name is Brett Holland. Mr. Holland said that he

and his associates painted several panels to find an appropriate color that would blend in well with the rest of the nearby businesses. They brought a large sample of the color that was chosen, and it was of a soft peach tone.

Mr. Coulter said that he liked the color and Mrs. Holcombe agreed.

Mr. Sauer said that he did not think the letters on the building looked right because they looked higher than the rest of the common lines of the other nearby businesses.

Mr. Hunter asked Mrs. Bitar to put the overview picture of where the restaurant will be located up on the projector screen so that everyone would be able to see the signs that were already installed on the nearby businesses. Mr. Hunter said that by looking at the photograph of the nearby businesses, one could easily see that there was not a common line for the sign logos and where letters were placed. Mr. Hunter said that is what makes it an individual spot, and he said that he likes the new sign.

Mr. Hunter asked Mr. Holland if he would give the Board a preview of what the menu will be like. Mr. Holland said that he is currently the owner of the Grandview Café, and one of his close friends will be the chef at the new restaurant in Worthington. He said they plan to have full service dining, using black linens, fine china and silverware. The price of the entrees will be between the level of the Worthington Inn and P.K. O’Ryans. Mr. Holland said that there will be a bar in the back of the restaurant, and the bar area will have tall cabaret tables. There will be some seating outside in the front for meals when the weather permits.

Mr. Hunter asked if there was anyone present that was either for or against this application and one person came forward. Mr. Eric Barricks came to the microphone and stated that he lives at 315 Bristol Woods Ct., Worthington, Ohio. Mr. Barricks said that he likes what he has heard about this restaurant coming to Worthington, and is very excited to be a customer.

No other speakers came forward.

1. A new restaurant called Rivage Atlantique will be opening in the former Caffè Daniela space in the spring. The applicant is proposing to re-paint the restaurant’s portion of the building a light tan color and add a sign.
2. The proposed sign is of similar proportion and design as the other existing signs in the center. The colors are dark bronze and blue.

Conclusion:

1. The proposed changes are appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY SIGNAFFECTS LIMITED FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW SIGN AND PAINT THE BUILDING AT**

**652 HIGH ST. AS PER CASE NO. AR 05-11, DRAWINGS NO. AR 05-11, DATED DECEMBER 20, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Rodgers seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye, Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

There was no business for the Municipal Planning Commission.

Mr. Coulter moved to adjourn the meeting, and Mrs. Holcombe seconded the motion. All members voted aye, and Mr. Hunter said this meeting has adjourned.

The meeting adjourned at 8:49 p.m.