



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
April 12, 2018

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; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann (arrived 7:03 p.m.); David Foust; Amy Lloyd; and Richard Schuster. Also present were Scott Myers, Worthington City Council Representative to the Municipal Planning Commission (arrived 7:01 p.m.); Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Mr. Richard Schuster was sworn in as a Member of the Architectural Review Board. His term will expire December 2018.
4. Approval of minutes of the March 22, 2018 meeting

Mr. Reis moved to approve the minutes, seconded by Mrs. Lloyd. All Board members voted, "Aye," and the minutes were approved.
5. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New Front Door – **687 Hartford St.** (Jessica Haglund) **AR 16-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This Bungalow was constructed in 1910, and is a contributing property in the Worthington Historic District. The owner would like to replace the front door.

Project Details:

1. The existing wood door is apparently in need of replacement.
2. Proposed is a fiberglass door with a large glass pane and prairie style muntins.
3. The proposed color is Benjamin Moore “Raccoon Fur”.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

It is important that any doors and the entrances in which they are set should be compatible with the style and period of a building. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Staff Analysis:

Staff recommended approval of this application, as the proposed door is appropriate.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Jessica Haglund, 687 Hartford St., Worthington, Ohio, said she loves living in the historic part of Worthington, and wanted to preserve the look of her home. The door is an original wood door with glass panes but becomes very drafty in the winter time. She would like to replace the door with a fiberglass door which is more energy efficient. Mr. Reis said he was okay with the choice of the door. Mr. Schuster said looking at the Design Guidelines, and having lived within the historic district for thirty-five years, he felt doors are an important part of the architectural style. Mr. Schuster said he drove past the house and noticed a few other houses on the street had the same type of door. He said he would be okay with a similar looking door made out of fiberglass for efficiency, but preferred the original doors not being removed. Mr. Foust said he was of the same opinion as Mr. Schuster. Mr. Foust would like to see the original door saved and maintained, and if the door cannot be saved to have a door match as closely as possible to the original door. Mrs. Holcombe asked Ms. Haglund if she had looked to see if a matching door was available. Ms. Haglund replied she did, but the current door is single pane. Mrs. Holcombe said she preferred to see a door with the same architectural style, but she would approve of the door with the craftsman style. Mrs. Lloyd asked if the storm door would be staying and Ms. Haglund replied, “Yes.” Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY JESSICA HAGLUND FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT DOOR AT 687 HARTFORD ST. AS PER CASE NO. AR 16-18, DRAWINGS NO. AR 16-18, DATED MARCH 14, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED TO INCLUDE A DOOR OF THE SAME STYLE AS THE EXISTING DOOR.

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

2. Front Entry Replacement/Restoration – **956 High St.** (Worthington Historical Society) **AR 17-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

The oldest portion of the Orange Johnson House was built in 1811 by Arora Buttles. The six-room house was on thirty-five acres, and part of a farm lot next to the village. Many interior and exterior elements reflect the pioneer architecture of the day. In 1816 Orange Johnson, a hornsmith who specialized in comb-making, bought the property. He added a Federal-style addition in 1819 highlighted by the entry with its curved fanlight, sidelights and pilasters leading to a center hall. The front door in the addition faced west toward the road that was becoming the main route (now High St.) between Columbus, the new state capital, and Lake Erie.

The Orange Johnson House was used as a residence and the adjacent farmland was split off and developed over the years. In 1962 the house had been vacant for several years and the Worthington Historical Society purchased the property. The society spent 9 years restoring the house and opened it to the public as a museum in 1972. Other improvements have been made since that time, including the roof being replaced in 2010 and the windows restored last year.

This is a request to replace the front entry. Many of the elements have deteriorated, and the Worthington Historical Society would like to bring it in line with how it would have looked originally. The Society has researched the entry and consulted with the Cohee Preservation Company, who restored the windows in the house last year.

Project Details:

1. When the Orange Johnson house was restored in the 1960's, changes were made to the fanlight and arch above, the door and sidelights, and the sill according to the research presented with the application.
2. The current fanlight is similar to the original, but the muntins are thicker in today's version. A new fanlight that is closer to the original is proposed. The arch above the door was wood and had a keystone before being replaced with brick, and would become wood again with this proposal.
3. The door is planned to have 6 raised panels to match the panels below the sidelights, and would be black.
4. Sidelights from the early 1800's typically included tracery. Photographs of examples are

- included in the packet. The sketch of the proposed skylights is also included.
5. The door sill would return to limestone with this proposal.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Historic doors or entrance elements should not be removed, covered over or otherwise receive major alterations, since they can be important character-defining features of a building. This is true for both primary and secondary entrances. Deteriorated or damaged elements should be replaced with new ones that match the originals as closely as possible.

Recommendation:

Staff recommended approval of the application. Great care has been taken to replicate what is thought to be original to the Orange Johnson house, and would therefore be appropriate.

Discussion:

Mr. Frank Shepherd, 600 Keyes Lane, said he is a member of the Worthington Historical Society Board. Mr. Shepherd said he also had Mr. Steve Frazier with him, who helps them with historical research. Mr. Shepherd said everything is custom made. The same contractor that did the window project last year will be doing this project. Mr. Hofmann said he appreciated the attention to detail and asked about the hardware. Mr. Frazier said he lives in Union County now, but previously lived in Worthington for many years. Mr. Frazier said the contractor they hired has a B.A. in History and a Master's Degree in Historic Preservation, and is a Master craftsman and carpenter. Mr. Frazier said they are currently searching for an 1820's knocker. Many Federal Houses in that time period had brass knockers. The hinges will also reflect the same time period. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY THE WORTHINGTON HISTORICAL SOCIETY FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE AND RESTORE THE FRONT ENTRY FOR THE ORANGE JOHNSON HOUSE AT 956 HIGH ST., AS PER CASE NO. AR 09-17, DRAWINGS NO. AR 09-17, DATED MARCH 20, 2018, 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. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

3. Shed and Deck – **2050 W. Dublin-Granville Rd.** (Ron Ruppensburg) **AR 18-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This 1 ¼ acre property is on the north side of W. Dublin-Granville Rd., with a 1 ½ story house that was built in the late 1950's. The house is more than 200' from the right-of-way line. The owner began construction of a shed and deck without realizing approval was needed, so has now made application.

Project Details:

1. The shed and deck are planned to the rear of the house, with the deck overlooking the ravine to the rear.
2. The proposed shed is 19'5" x 15'8" and the deck is 6'8" x 16'4".
3. A gable roof is proposed for the shed that would extend over the deck area. The structure is proposed with shed dormers, windows, an overhead door and a man door. Siding would be cedar color vinyl shakes on the top to match the house, and white cementitious board and batten on the bottom. A railing would be at the edge of the deck.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Decks and patios should be limited to the rear of buildings. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff recommended approval of this application, as the structure is complimentary to the house and appropriate for this property.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Ron Ruppensburg, 2050 W. Dublin-Granville Rd., Worthington, Ohio, said he would like to store yard equipment in the shed which is currently being stored in his garage. Mr. Foust asked if Mr. Ruppensburg had spoken with his neighbors and he said yes. Mrs. Bitar explained she received a call from one of Mr. Ruppensburg's neighbors and she was totally supportive of his plans. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY RON RUPPENSBERG FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A SHED AND DECK AT 2050 W. DUBLIN-GRANVILLE

RD., AS PER CASE NO. AR 18-18, DRAWINGS NO. AR 18-18, DATED MARCH 22, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

4. Deck, Pergola, Patio Doors, Stone Veneer – 783 Oxford St. (Scott & Holly Heitkamp) AR 22-18

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This Cape Cod style house was constructed in 1952, and has been added onto over the years. The owners would like to make improvements to the rear of the house.

Project Details:

1. The owners are planning to install a 26' 6" wide x 29' deep cedar deck behind the house. Jeld-Wen black patio doors would replace a single door to provide access to the deck.
2. A 12' x 20' cedar pergola with a retractable canopy for shade is proposed for the rear portion of the deck. Various furnishings, planters, a grill, a fire box and a TV may also be included.
3. Stone veneer is proposed to face the concrete retaining walls to the rear.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff recommend approval of this application, as the proposed improvements are complimentary to the house and District.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Scott Heitkamp, 783 Oxford St., Worthington, Ohio, did not have any comments. Mrs. Holcombe said she loved the pergola. Mr. Foust asked about the awning color and Mr. Heitkamp said beige. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

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THAT THE REQUEST BY SCOTT & HOLLY HEITKAMP FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A DECK AND PERGOLA AND INSTALL A NEW DOOR AND STONE AT 783 OXFORD ST., AS PER CASE NO. AR 22-18, DRAWINGS NO. AR 22-18, DATED MARCH 30, 2018, 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. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

5. Addition – **570 Hartford St.** (RAS Construction/Gipson) **AR 21-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This Bungalow was built in the early 1900's and is a contributing building in the Worthington Historic District. The garage was added in 1981. The house sits on a 0.58 acre parcel that is 100' wide and 240' deep.

This is a proposal to add 165 square feet at the northeast corner of the house to expand the kitchen.

Project Details:

1. The proposed expansion would enclose space that is currently a covered porch, incorporating it into the kitchen. The siding is proposed as aluminum to match the existing, and the roofing would also match.
2. A breezeway would remain to connect to the garage.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff recommended approval of this application, as the proposed addition is appropriately designed for this property.

Discussion:

Mr. Coulter asked if the applicant was present and Mr. Brant Gipson, 570 Hartford St., Worthington, Ohio came forward. After a brief discussion about the owner's chickens, Mr. Coulter asked for comments from the audience and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY RAS CONSTRUCTION ON BEHALF OF BRANT & SUZANNE GIPSON FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A REAR ADDITION AT 570 HARTFORD ST., AS PER CASE NO. AR 21-18, DRAWINGS NO. AR 21-18, DATED MARCH 30, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

6. Fence Enclosure Replacement – **777 High St.** (City of Worthington/Griswold Center) **AR 20-18**

This application was withdrawn by the applicant.

7. Restaurant Signage & Building Colors – **671 High St.** (Keith Moreland) **AR 24-18**

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C. Municipal Planning Commission

1. **Conditional Use Permit**

- a. Restaurant in C-5 – **671 High St.** (Keith Moreland) **CU 06-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This vernacular style commercial building was constructed in the 1800's, and additions/new construction occurred in the 1900's. Several years ago, the space was converted from the former Damsels in this Dress into Harold's American Grille. Harold's closed at the end of last year, and now a new restaurant, The Half Pint, would like to open at this location.

Project Details:

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1. The applicant would like to paint the blue trim that is currently on the storefront gray.
2. New signs are proposed for the front and rear.
 - On the front, a rectangular sign box with a wood background and metal letters that are halo lit was proposed. Staff informed the applicant that sign would be out of character with Old Worthington, so a version is expected without a box and any interior lighting, to be lit only by the existing gooseneck lamps above.
 - The rear sign is proposed as individually mounted black wood letters and a logo, illuminated with the existing gooseneck lights above.
3. Internal signs were initially shown that were larger than the Code allows – 25% of the window area is the maximum size. Revised signs were shown at the meeting.
4. A restaurant use has been established at this location so the effects would not change. It is assumed the outdoor seating approved for Harold's would remain the same, which included the rear enclosed area and three tables in front.
5. Hours of operation are proposed as:
 - Monday – Friday 11:00 am – 11:00 pm
 - Saturday 8:00 am – 12:00 am
 - Sunday 10:00 am – 10:00 pm

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- **Signage:** 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. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.
- Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Worthington Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington. Market to desired retail users that are targeting the authentic town center with pedestrian-oriented store plans and products.

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking,

screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Recommendation:

Staff recommended approval of these applications, if the final design of the front sign is acceptable. The window signs should conform to the Code requirement.

Discussion:

Mrs. Bitar showed revised drawings from the applicant, with reduced size window signs and a design for the wall signs with a wood backer board and stainless steel letters. Mr. Coulter asked if the applicant was present, and Ms. Lauren Guzior, 671 High St., Worthington, Ohio, came forward. She said she would like the signs will be made of barn wood and the letters would be made out of a stainless steel plate with the letters cut out. Mr. Coulter said he preferred the more natural material, but understood the need for durability so use of something that looked like wood should be ok. Mr. Coulter said he liked the look of individual letters on the wood background. Mr. Hofmann said he agreed with Mr. Coulter, and prefers to see more of the wood background. Mr. Myers clarified use of the wood background with stainless steel letters, and questioned the tag line, "Craft Beer & Burger Bar", being cut out of stainless steel. Ms. Guzior said they may have to remove that from the wall sign, but would keep the tag line in the window sign logo. Also, the tag line shown was not correct. Mr. Foust agreed and said he also preferred the barn wood look and felt the sign would look better and be more readable with the individual stainless steel letters. Mr. Coulter thought the rear sign having a similar look would be appropriate.

Ms. Guzior asked about a projection sign that would have a similar look in a size similar to the existing Harold's sign. Mr. Coulter felt that would be ok with approval by staff. Mr. Foust asked Ms. Guzior if the lighting was too bright if they would tone down the lights a little and she replied yes. Mrs. Holcombe asked if the front door would be kept natural wood color and Ms. Guzior said yes. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

ARB Motion:

Mr. Reis moved:

THAT THE REQUEST BY KEITH MORELAND FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE BUILDING COLORS AND ADD SIGNAGE AT 671 HIGH ST., AS PER CASE NO. AR 24-18, DRAWINGS NO. AR 24-18, DATED APRIL 2, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THE SIGN WILL BE MADE WITH A VINTAGE WOOD BACKDROP AND STAINLESS STEEL LETTERS AND LOGO ATTACHED, AND STAFF WILL REVIEW THE BLADE SIGN AND LIGHTING AT THE REAR OF THE BUILDING.

Mr. Hofmann seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye.

The motion was approved.

Discussion:

Mrs. Bitar spoke of the proposed hours, and showed the floor plan for Harold's, which had 3 tables on the front sidewalk. Those tables would not need enclosure due to the DORA. The rear tables would also be in the same location. Mrs. Bitar said the layout of the indoor tables could change. She felt the impact would be similar to the previous restaurant is this location. Ms. Guzior said they are shooting for a June 1, 2018 opening.

MPC Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY KEITH MORELAND FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT AT 671 HIGH ST., AS PER CASE NO. CU 06-18, DRAWINGS NO. CU 06-18, DATED APRIL 2, 2018, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND 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. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

b. Paint Processing in I-2 – **6171 D Huntley Rd.** (Andy Dickson) **CU 04-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The Worthington Commerce Center was developed on a ~13.5 acre parcel in the I-2, General Industrial Zoning District in the late 1990's. The owner was granted a blanket Conditional Use Permit for offices associated with warehouse and distribution activities and ancillary retail of not more than 10%. The development has been referred to as "Flex Space" as many different business can be accommodated. The development consists of three buildings and this application regards Suite D in the building at the southwest corner of the site. The suite is approximately 3350 square feet in area.

The proposed business is SmartPaint, which applies advanced heat and light coatings to prototype and batch quantities.

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 – Should have no effect. There is parking to accommodate the use.
2. Effect on public facilities – No effect has been identified.

3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – The applicant addresses safety of employees, but does not detail the potential effect to neighboring businesses.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – The applicant indicates fumes would be filtered and vented to the outside, but does not go on to indicate if that would effect neighboring businesses or others in the area. Clarification of the potential effect is needed.
7. Hours of use – Hours would mainly be Monday - Friday from 8:00 am to 5:00 pm, with occasional weekend hours.
8. Shielding or screening considerations for neighbors – No change is proposed.
9. Appearance and compatibility with the general neighborhood – One wall sign that meets Code requirements would be allowed.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Recommendation:

The applicant should address potential effects to other business owners and the general public before this permit is granted.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Andy Dickson, 59 Aldrich Rd., Columbus, Ohio, said he would like to set up two paint booths to handle all of the air flow because they will be applying two types of coatings. One coat is a paint that heats up when you apply electricity to it and the other one is a paint that lights up when you apply electricity to it. The paints are automotive grade and have typical emissions. He said they have partnered with Rustoleum who will be sending people to validate everything his business is doing. They also have Environment Protection Agency (E.P.A.) consultants. Mr. Dickson said his business partner, Bret Gould, is certified by the Occupational Safety and Health Administration (O.S.H.A.) and understands the need for the personal protection equipment to be used while the machines are operating. Robots will be used to handle the spraying. Mrs. Bitar asked Mr. Dickson what is actually vented out. Mr. Bret Gould, 760 Pingree Dr., Worthington, Ohio, said the filter which is made out of a fiberglass mesh and then there is a charcoal filter behind that. The resultant output would just be air. Mr. Gould said there will be a lot less overspray than would be generated by the automotive places that already exist on Huntley Road. Mrs. Bitar asked if the air would be vented to the outside and if there would be an odor. Mr. Dickson said it would be vented outside and if there was a

problem with odor, they could add odorants, which would be provided by Rustoleum. He said there is a similar facility in Medina that has not had problems. Mr. Dickson was not certain if the vent would be through the roof top or on the side of the building, as that decision was up to the landlord. Mr. Coulter said venting through the roof would be the better option because that would send the air into the atmosphere above and less likely to affect people. Mr. Gould pointed on the rear toward the loading dock should be ok for a wall vent.

Mrs. Holcombe asked Mr. Dickson what will be painted. Mr. Dickson said they will be painting a prototype for people that want to put radiant heating in their specialty vehicles. They will be painting 50 to 100 units at a time. Products are currently hand painted but the addition of the robots to do the painting will produce more consistent results. He also mentioned discussions of heated crosswalks and other safety features. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY ANDY DICKSON FOR A CONDITIONAL USE PERMIT TO OPERATE AN PAINT PROCESSING BUSINESS IN THE I-2 ZONING DISTRICT AT 6171 D HUNTLEY RD., AS PER CASE NO. CU 04-18, DRAWINGS NO. CU 04-18, DATED MARCH 20, 2018, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

B. Architectural Review Board (continued)

8. Renovation for Drive-in Bank – **923 High St.** (DEI Incorporated) **AR 19-18**

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C. Municipal Planning Commission (continued)

1. **Conditional Use Permit (continued)**

c. Drive-in Bank in C-4 – **923 High St.** (DEI Incorporated) **CU 05-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

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This 1769 square foot building sits on just under ½ acre at the northwest corner of High and North Streets. Constructed in the early 1970's, the building housed a gasoline service station for many years and then was converted into an oil change business, most recently operating as Sprint Lube. The property is zoned C-4, Highway and Automotive Services.

The property has been purchased by City National Bank from West Virginia, and conversion of the existing building and site to a bank branch is now proposed.

Project Details:

1. Site:

- The existing site has two drive approaches on High St. and one on W. North St. The plan involves closing the High St. entrance nearest to North St. and replacing it with a planting area. New planting areas are also proposed on the north, east and west sides of the building; adjacent to parking at the southeast corner of the building; and adjacent to parking at the south property line. At the northwest and northeast corners of the site, existing planting beds would be enhanced, and a curved section of pavement along the west property line is proposed for removal, and would be replaced with plants. Deciduous and evergreen trees, shrubs and perennials are proposed for the planting areas. Existing Junipers along the north property line are proposed to be pruned and thinned.
- Existing guardrail along the north and south property lines is proposed for removal.
- The existing monument sign near High St. is proposed for removal.
- The existing flagpole near the intersection would remain and be utilized.
- A new concrete sidewalk is proposed in front of the building between the parking and planting area.

2. Building:

- The applicant plans to remove the existing roofing, including the cupola, dormers, and chimneys, the existing exterior windows and doors, and all HVAC, plumbing and electrical in the building.
- Two choices for roofing materials, asphalt shingles and standing seam metal, both in blue, are proposed. New blue metal gutters and downspouts are proposed. Material samples have been submitted.
- Existing brick will remain, and abandoned door and window openings on the south and west sides are proposed to be infilled with similar brick. On the south side a drive up ATM is proposed with a white flat metal canopy. Details of the ATM and its signage have not been provided. Also, a bollard is mentioned in the statement but not shown on the plan. Placement and color would be needed.
- On the front, new aluminum storefront windows are proposed in the existing and former openings. The windows would have lights with different sizes and shapes. A gable is proposed above a new glass entrance. Columns with brick to match the existing are proposed that end short of the gable. Cementitious siding in white is proposed in the gable.

3. Sign:

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Minutes

- Teal and black metal letters are proposed for the new front gable. “City” 24” high letters would be in teal, with “NATIONAL BANK” ~6” letters in black below. Lighting for the sign has not been identified.
 - The freestanding sign would be removed and not replaced.
4. Lighting:
- Seven pole lights with 4000K LED flat fixtures are shown on the photometric plan. The plan indicates the highest light levels to the rear, but at 0 footcandles at the property line. Pole height, base height, and pole color are not identified. In the supporting statement, 5 25’ high light poles with 400w fixtures are mentioned. Clarification is needed.
 - Downlights are proposed in the ATM canopy. No other building lighting has been identified.
5. Use:
- Bank hours have not been provided, but should be typical. The drive-thru lane would allow 24 hour ATM access.
 - The number of employees and the number of customers per day has not been identified.
 - Existing landscape screening on the west side would remain.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- Windows: If windows are missing or must be replaced, use new windows of the same size, design and profile (cross-section), to the greatest extent possible; wood windows are preferred.
- Roofing: When doing roof system repairs, retain historic materials as much as possible; when replacement is necessary, try to match the historic materials.
- Building Color: As is the case with some of Worthington’s houses, the use of white or cream-colored trim on brick commercial buildings is a long tradition. Masonry which has been painted in the past should remain painted, since removal of paint can be difficult and damaging. However, walls that have not been painted in the past should remain unpainted.
- Landscaping: While the architecture is of prime importance in a commercial district such as Worthington’s, landscaping of building sites is also important.
- Lighting: Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Avoid excessive brightness.
- Signage: 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. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

Worthington Code 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
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Comprehensive Plan

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

Staff Analysis:

- Brick buildings in Worthington traditionally have white or cream colored trim. Blue trim and gutters/downspouts are not in character with the community.
- Infilled brick areas could have a different brick pattern, could be recessed, or a different shade could be used as new brick rarely matches exactly to existing.
- The columns for the new gable should have a more meaningful relationship with the gable.
- Asphalt shingle roofing is more appropriate for this building.
- Lighting levels may be too high on the west side of the building. More information is needed about the pole height, base height and color. Light poles are typically approved 12'-15' in height. Higher poles may be appropriate for larger parking lots, but do not give the same intimate scale as is desired in Old Worthington. Information on the pole bases is also needed.
- A bank at this location would provide a low impact use for a busy area. As online banking is widely used, traffic to the site should not be excessive, and parking should be ample. The drive up ATM should not cause a problem. Elimination of the southern curb cut would be beneficial for traffic at the intersection.

Recommendations:

Staff feels discussion is needed regarding building design details and site lighting before approval should be given.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Jason White, representing RSL Commercial Architects, 8927 Rossash Rd., Cincinnati, Ohio, and Mr. Mark Sheiber, a landscape architect from Bexley, Ohio, Mr. Bill Spielman, representing DEI, 1550 Kemper Meadow Dr., Cincinnati, Ohio, the design builder for the project. Mr. Coulter suggested taking a look at the Design Guidelines, but he felt their concerns were addressed when they met a couple of weeks ago. He said there still needed to be some discussion regarding the corner piece where the flag pole is located. Mr. Foust said the key elements that do not seem to be of any particular architectural style are the windows and the truncated columns on either side of the entrance. He said he was pleased with the asphalt shingles, the white trim and felt the landscaping plan was wonderful for the site. Mr. Hofmann said he struggled with what was presented and the brick infill. He said he appreciated the change in service for the building, but the building is close to the downtown area and people will be driving and walking past this building constantly so picking a particular style and designing all around the building is important. Mr. Hofmann felt Worthington offers many styles to choose from and thought there should be more impressive storefront that would also meet the community's style. Mr. Hofmann said he also appreciated all of the work with the landscaping. Mr. Reis said he agreed with Mr. Hofmann, and all sides need to be carefully considered because the building is very visible in all directions. He thought the front entry from the previous rendering was better. Mrs. Lloyd also thought the window proportions were better. She asked if this was the bank's first location in Ohio and Mr. White said yes.

Mr. Myers said he was disappointed for reuse of this building. He would like to see Old Worthington extend north for walking because there are currently so many gaps. He was happy to get a grocery store, a pet store, a drug store, and now a new beer establishment in the area, so there is momentum moving north. Mr. Myers felt the building still looked like a gas station though, and said he was hoping for demolition and a new building. He asked if there was any environmental testing that needed to be done. Mr. White said there was an environmental assessment done by the owner, and there are only some oil tanks in the basement that need to be removed. Mr. Myers hoped that if the entire site needed to be dug up for remediation that would be the opportunity for a new building. Mr. Myers suggested taking a look at the Orange Johnson House, the Worthington Inn, some of the bungalows on Oxford Street, and the Packard Building which is now the arts center, to see some of the buildings that define Worthington. He said to pick a style and give everyone a reason to enjoy walking by this building. Mr. White requested this application to be tabled. Mr. Foust moved to table the application seconded by Mrs. Holcombe. All Board members voted, "Aye," and the application was tabled.

Mr. Reis moved to table the Conditional Use Permit application seconded by Mrs. Holcombe. All Board members voted, "Aye," and the application was tabled.

2. **Planned Unit Development – Final Plan**

a. Kemper House – **800 Proprietors Rd.** (The Griffin 105 Group, LLC) **PUD 01-17F**

&

B. Architectural Review Board (continued)

9. Kemper House – **800 Proprietors Rd.** (The Griffin 105 Group, LLC) **AR 23-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Worthington Foods was a manufacturing facility that occupied 8.75 acres at the northeast corner of Proprietors and E. Granville Roads. The property was sold in 2005 and the plant and most other buildings were demolished to allow for redevelopment of the site into 88,000 square feet of office condominiums. The northern building, which was a retail store that sold the Morningstar Farms products manufactured at the facility, was split from the larger parcel and has housed several businesses since that time. The southern 7.75 acres began to develop in 2005 with four office condominiums being constructed over the following four years, covering roughly 3 acres. For various reasons, a small piece of land on the north side and the southern ~4.8 acres were never developed. Different developers proposed various uses over the years, including storage facilities and residential. With the former manufacturing facility and the previously proposed office, income tax generation was a significant consideration on the site. The other proposed uses did not offer that same amenity.

In January, the City Council approved rezoning the southern 4.84 property as a Planned Unit Development (PUD) to allow for construction of the Kemper House, an Alzheimer's/Dementia/Memory Care Facility. The Municipal Planning Commission and the City Council reviewed drawings as part of that approval that accurately showed the site layout and general architectural style. PUD Final Plan and Architectural Review Board approval are now sought.

Project Details:

PUD Final Plan requirements:

1. An exhibit showing which phases of the Preliminary Plan are part of the proposed Final Plan, with all phases annotated as to the as-built conditions:

The entire site has been presented, as the project would be constructed as a single development.

2. An updated construction schedule:

A timeline for construction is in the packet, and shows the desire for the Kemper House to be open by April of 2020.

3. All items required in the Preliminary Plan, revised as necessary to meet the approved PUD Ordinance:

PUD Preliminary Plan requirements:

- (1) A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300 feet of the area proposed for the PUD:

A legal description of the 4.841 acre piece of land is included with the packet. A subdivision is needed to align the parcel lines with the proposed and existing developments. The property is adjacent to railroad right-of-way to the east; office condos to the north; and multifamily residential to the west.

- (2) Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan:

The Griffin 105 Group LLC is the owner and is represented by David Hodge, attorney with Underhill & Hodge LLC. Advanced Civil Design is the engineer; Faris Planning and Design is working on the site design and landscaping; and the architect is Collaborative Design, Ltd.

- (3) Date, north arrow and total acreage of the site:

- (4) A topographical survey of all land included in the application and such other land adjoining the subject property as may be reasonably required by the City:

Included

- (5) Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300 feet of the area proposed for PUD:

Included

- (6) Existing sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations:

Included

- (7) The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community:

Trees are the Natural Feature being preserved.

- (8) A tree preservation plan showing all existing trees 6" caliper or larger:

Many existing trees and vegetation on the site would be removed, except the 200+ year old 72" Oak tree near the Proprietors Rd. right-of-way would be preserved and maintained. Protection during construction and a future plan for maintenance by Joseph Tree Service are included with the packet, and would be followed.

Other trees are either in poor condition or growing into power lines and may be replaced. The vegetation at the south end of the property in the right-of-way should be replaced. The Tree Preservation Plan (D-8) identifies 9 trees to preserve. Civil sheet 2/5 includes tree protection details.

- (9) A preliminary grading plan:

The existing and proposed grades for the site are relatively flat.

- (10) Preliminary design and location of Structures, Accessory Structures, streets, drives, traffic patterns, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening, Public Space Amenities and other features as required by the City:

See Final Plan design details below under #4.

- (11) The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities:

Existing and proposed utilities have been identified and reviewed by the City Engineer.

- (12) Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant, and the condition proposed for such covenants and for the dedications:

No land would be dedicated.

- (13) Proposed Easements:

Proposed is relocation of the access easement to the Norfolk & Western Railway Co. property adjacent to the east, currently used by Silcott Railway Equipment Ltd. The business provides services to the railroad industry. An existing easement that runs

east to west at the entrance to Silcott would be moved so the entrance is at the north end, and then heads south near the east property line.

Existing easements for the screen wall and utilities would stay in place, and new utility easements would be provided as needed.

(14) Proposed number of Dwelling Units per acre:

The applicant is proposing 54 private and semi-private rooms which average 399 square feet per resident, or approximately 11 units/acre.

(15) Proposed uses, including area of land devoted to each use:

The only use would be a memory care facility.

(16) Development Standards Text:

Approved PUD Development Text is included.

4. Proposed final design and location of Structures, Accessory Structures, streets, drives, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening and other features as required by the City:

Site:

The main access to the site is proposed through a 22' drive at the north end, which would also serve as a connection to the railway property to the east through a newly created access easement. The curb cut for the drive and the turning radii are proposed large enough to allow trucks to pass through the site. Also proposed is a circular drive further south on Proprietors Rd. to give access to and parking for the Kemper House office. Fifty-six total parking spaces are proposed on the west, north and east sides of the site to accommodate the staff and visitors to the site. Bicycle racks are included near the front entrance to the office. Trees are proposed throughout the parking area as is required by the Code.

An 8' bike and pedestrian path is being requested along the Proprietors Rd. right-of-way. The site plan shows a 5' sidewalk, which is not correct. In order to protect the Bicentennial Oak, the path will not be required or allowed along Proprietor's Rd. in the area in front of the Oak. If the Oak tree should die at some time in the future, placement of a path in that area would be required. Also, the path would not be required between the circular drives in front of the building, but should be extended through that area if the Oak dies. Sidewalks are proposed adjacent to the parking areas and between the parking and buildings.

Landscaped areas with a mixture of deciduous and evergreen trees, shrubs, and perennials are proposed around the buildings, in the interior building courtyards, and near the main entry to the office. A flag pole is also proposed between the circular drives, as is a freestanding sign identifying

the use. Teak tables, chairs and benches are proposed in many locations. The rest of the site that is not landscaped or paved would be lawn area.

The existing curved wall near State Route 161 is proposed to be repaired as needed, and new landscaping would be added near the wall and along the E. Granville Rd. right-of-way as part of this development. A decorative clock is proposed for installation in the curve of the wall.

Tract coverage by buildings is stated as 23.5% in the development text. Total proposed pervious area is shown as 52%.

A screen wall was installed along the rear property line when Worthington Station was planned. The existing wall would remain and the addition of a gate across the opening for the access easement is likely.

Lighting:

Proposed site lighting would consist of 12' high round black poles with fixtures above. Poles not in parking areas are proposed with a 3" base, and those in the middle of pavement would have 30" high bases. The fixtures installed in front of the building and at the north entrance and parking would be Full Cutoff Dark Sky Del Mar (P2 & P3 in packet) 4000K LED. Those to the rear of the buildings would be Hi Lite H-92711-P with 4000K LED Lamps.

Building lighting would include: 17" diameter black gooseneck 2700K LED lights; 21" tall black hanging lights with 3000K bulbs hanging from entry roofs; and 4000K LED wall packs above entrances, likely in the rear.

Up-lighting would be provided for the Oak tree and LED path lights are proposed along the sidewalks.

Buildings:

Four connected buildings are proposed for the site, with three buildings being for residential use and the other being the office. Each of the residential buildings are proposed with interior courtyards designed to complement the other landscaped areas on the site.

The buildings are designed to be compatible with the office condominiums to the north (depot style) and Worthington architecture generally. Gabled roofs in different slopes and directions combine for the majority of the structure, which mainly looks like 1 ½ stories with a couple of two-story looking elements. A structure similar in design to the Federal style Orange Johnson house is proposed at the southwest corner of Building #2, which is closest to Proprietors Rd. An Italianate type structure resembling the Township Hall, except with a large wrap-around covered porch, is proposed for the office space. The rear of the buildings is simpler with mostly lap and board and batten siding.

The proposed materials include:

- Allura cementitious lap siding – Sherwin Williams Sail Cloth

- Allura cementitious board and batten siding – Sherwin Williams – Monterey Taupe
- Triangle Brick Company – Portsmouth Queen 7105
- Meridian Brick – Stanton Collection Walmac Queen
- Owens Corning dimensional asphalt shingle roofing
- Metal Sales – Vertical Seam Charcoal standing seam metal roofing
- White vinyl windows in various styles with ¾” muntins between the panes
- Interior shutters/blinds
- Fiberglass doors in several styles painted dark green
- Polyurethane brackets
- Shutters in green with black brackets
- Black decorative ice guards
- Wood columns and rails
- A vinyl cupola with a weathervane

Public Space Amenities:

Ten would be required based on almost 50,000 square feet of building area. The following have been identified:

- 3 Benches
- 2 Bicycle Rack
- Clock Tower – Near the intersection
- Preservation and maintenance of Oak – Including up-lighting and lightning protection
- Landscaping along E. Granville Rd.
- Wall preservation at intersection
- Plaza area at north end

5. Evidence that the applicant has sufficient control over the land to undertake the proposed development:

An Agreement for Purchase and Sale of Real Property has been submitted.

6. Covenants and other restrictions which will be imposed upon the use of the land, Buildings, and Structures, and a copy of any bylaws.

No documents are needed.

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. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed. In any case it is critical that the City protect the industrial corridor as an employment center.

Worthington Design Guidelines

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.

Staff Analysis:

- The proposed plan for the site with the building, driveway and parking layout and the proposed landscaping is designed to fit with the surrounding properties without adversely impacting the area. The entrances to the site are shown away from the intersection with E. Granville Rd. and site design would allow needed access to the railway while providing adequate parking for the facility. The site layout seems appropriate with buildings toward the street and parking to the rear.
- The significant natural feature is the Oak tree. Protection during and after construction is critical, and has been agreed to by the applicant.
- Other proposed landscaping should be complimentary to the use and would create an attractive property near the entry on the east side of the City.
- The building styles are appropriate for this site and in the Architectural District. Although the ARB usually prefers four-sided architecture, the eastern face of the buildings is adjacent to a salvage business and rail lines so could be simpler.
- Proposed lighting seems compatible with the Architectural Review District.
- Public Space Amenities exceed the Code requirement.

Recommendation:

Staff recommended approval of these applications by the Municipal Planning Commission and Architectural Review Board. The plans provided would keep the essential character of the approved PUD and so do not need further review by the City Council. Also, the proposed development is appropriate for the Architectural District.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Don Kenney, Jr., 470 Old Worthington Rd., Westerville, Ohio, and Mr. Greg Cini, 353 S. Parkview Ave., Bexley, Ohio came forward with material samples. Mr. Reis said he wanted to commend them for all of their hard work. He believed they made great progress from where they began and thought the landscaping was exceptional. Mr. Reis asked for clarification as to where the metal and asphalt shingle roof tops would be located. Mr. Cini and the architect clarified where the different rooftops would be. Mrs. Holcombe was impressed with the attention paid to details and thought the project looked wonderful. Mrs. Lloyd agreed with Mrs. Holcombe, and said she liked the quality of the materials also. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward. Mrs. Bitar explained the recreational path will not pass by the bicentennial oak because the path might harm the tree. In the event something would ever happen to the tree, that section of path would be required to be filled in at that point in time.

MPC Motion:

Mr. Reis moved

THAT THE REQUEST BY THE GRIFFIN 105 GROUP, LLC FOR APPROVAL OF A PUD FINAL PLAN FOR 800 PROPRIETORS RD. AT, AS PER CASE NO. PUD 01-17F, DRAWINGS NO. PUD 01-17F, DATED MARCH 30, 2018, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

ARB Motion:

Mr. Reis moved:

THAT THE REQUEST BY THE GRIFFIN 105 GROUP, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT THE KEMPER HOUSE AT 800 PROPRIETORS RD. AT, AS PER CASE NO. AR 23-18, DRAWINGS NO. AR 23-18, DATED MARCH 30, 2018, 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. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

D. Other

Mr. Brown updated the Board members regarding various projects around the community.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting seconded by Mr. Hofmann. All Board members voted, "Aye," and the meeting adjourned at 9:07 p.m.