



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
June 28, 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; Amy Lloyd; David Foust; and Richard Schuster. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the June 14, 2018 meeting

Mr. Hofmann moved to approve the minutes, seconded by Mr. Foust. All Board members voted “Aye,” and the minutes were approved.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board – Unfinished

1. Sign – **445 E. Granville Rd.** (Danite Sign Co./Boundless) **AR 31-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Harding Hospital was founded in 1916 by George T. Harding II, MD as the Columbus Rural Rest Home. The hospital provided treatment for people with physical, mental, social and spiritual needs on the 45 acre Worthington campus until 1999, when it became part of The Ohio State University’s Wexner Medical Center. In 2014, Step by Step (now Boundless) academy purchased the property and has been providing mental health services out of some of the buildings on the property. Many

of the buildings have not been used or maintained in years. Last year, buildings D, E, and F were approved for demolition, which is currently taking place. Also, the existing pole sign near the entrance was modified.

This application initially was a request to install a new post and panel sign near the entrance. Now, the applicant would like approval instead to install new sign faces for the existing pole sign, and add directional signage to the site.

Project Details:

1. In fall of 2017 the existing pole sign was revised to have the roof removed, and 41" X 41" sign faces with a white background, brown address, and tree branch decorations were installed. At one point, lettering spelling "Step by Step" was mounted on the wall but is no longer there. **The newly proposed sign faces for the pole sign are 42 1/2" wide x 42" high aluminum panels painted white. The copy would include the address in gray at the top, "boundless" plus a logo in the middle in teal and orange, and "Center of Excellence for Health & Human Services" in gray at the bottom.**
2. **Three types of directional signs are proposed for the site, all of which are non-illuminated:**
 - **Six 2' high x 3'6" wide post and panel signs would be installed at intersections that offer a choice of direction with a list of options and arrows. The signs are proposed as aluminum with white backgrounds, gray lettering, and orange borders across the top.**
 - **Nine post and panel 18" high x 3' wide signs are proposed near buildings to identify program locations. The signs would be aluminum with white backgrounds, gray lettering and orange or teal borders across the top, except the sign by the building along E. Granville Rd. is proposed with a blue border and the Boundless logo.**
 - **Two 18" x 18" signs would identify parking locations for staff and customers. The signs are proposed with white backgrounds, gray lettering, orange borders and teal arrows.**
3. **Variances are required for the freestanding sign, the northernmost directional signs, and the parking signs having too many colors; the size and height of the directional signs; and total directional sign area.**

Land Use Plans:

Worthington Design Guidelines

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. The design guidelines recommend minimizing the size of signs; traditional sign materials and lighting are preferred (wood or composite to look like wood; individually mounted lettering is preferred; no cabinet box signs or exposed raceways; external or halo illumination).

Recommendation:

Staff recommended approval of this application. Replacement of the pole sign faces is a better short term alternative for an identification sign than something that would look more

temporary. A more significant sign can be considered in the future. The size and amount of directional signage is appropriate for such a large site.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Oliver Holtsberry, represented Danite Sign Company, 1640 Harmon Ave., Columbus, Ohio, and Dr. Michael Mayhew, represented Boundless, 995 Lori Lane, Westerville, Ohio. Dr. Mayhew thanked Mrs. Bitar for her time and guidance for meeting with them earlier. Dr. Mayhew said the campus is large and difficult to find specific buildings and they do not have any directional or informational signage on their buildings. He said he would like the sign placed out front along Granville Road so people know who they are and what they are about. Mrs. Holcombe asked if the letters would be removed from the buildings and Dr. Mayhew said the letters will remain on the buildings because that is how they are identified by the Fire Department. The directional signage would not be visible from State Route 161. Mr. Schuster asked if this would be a temporary sign. Dr. Mayhew said he does not intend for the proposed sign to be a permanent sign. Mr. Foust said the multiple colors in the sign were very subtle and he did not have an issue with the additional colors. Dr. Mayhew said the signs would not be illuminated. 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 DANITE SIGN CO. ON BEHALF OF BOUNDLESS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW FREESTANDING SIGN FACES AND DIRECTIONAL SIGNS AT 445 E. GRANVILLE RD. AND THAT THE TEMPORARY MAIN ENTRANCE SIGN BE APPROVED FOR TWO YEARS FROM 06-28-2018; AS PER CASE NO. AR 31-18, DRAWINGS NO. AR 31-18, DATED JUNE 22, 2018, BE APPROVED BASED 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; Mr. Foust, ; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

C. Architectural Review Board - New

1. Signs – **559 High St.** (Jackriya Thi/Elevated Beauty) **AR 48-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This parcel has a commercial building (constructed in 1969) at the front and a single family home (constructed in 1930) at the rear, with split zoning to reflect those uses. The property owners purchased the property in 2012, moved their business, Haddad Oriental Rugs, into the commercial

building near High St., and lived in the house to the rear. Both buildings were renovated, including new siding and roofing on the commercial building and a new garage was approved behind that was never constructed. In 2012 there was also approval of a change to the signage, including a new awning sign and new sign faces for the existing freestanding sign.

This application is being made by a new tenant for the commercial building who plans to operate a spa called Elevated Beauty, and would like to change the signs accordingly.

Project Details:

1. In 2016, the existing metal awning was painted burgundy and graphics were applied to identify Haddad oriental Rugs. This application is a request for approval to paint the awning semi-gloss black and apply white graphics identifying “elevated beauty” with “SPA & LOUNGE” below.
2. The freestanding sign faces are proposed to be painted with the same semi-gloss black for the existing 61” wide x 27” high background panels, and there would be white acrylic graphics to match the awning sign. The sign would either need to have an opaque background or the internal illumination could not be used.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

Staff recommended approval of the proposed changes as the awning and freestanding signs would be appropriate for this site.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Jackriya Thi, 1449 Worthington Woods Blvd., Columbus, Ohio. Mrs. Bitar reminded the Board the previous business owner came back to the Board and requested to keep the metal awnings they already had. The canvas awning that was previously approved was never installed. Mr. Hofmann said he struggled with the metal awning and would prefer to see it replaced or use a better material used such as using canvas to clad the awning. Mr. Coulter asked Ms. Thi if she had talked with the owner about using a different material, it just looks beat up, and she replied she would discuss this with the owner of the business. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY JACKRIYA THI OF ELEVATED BEAUTY FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE AWNING AND THAT THE AWNING BE REVIEWED WITH THE OWNER TO CHANGE OUT THE

EXISTING METAL AWNING TO CANVAS AND THE FREESTANDING SIGNS AT 559 HIGH ST. AS PER CASE NO. AR 48-18, DRAWINGS NO. AR 48-18, DATED JUNE 5, 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, aye. The motion was approved.

2. Fence – **6770 N. High St.** (T-Built Construction Services Inc./All Saints Lutheran Church)
AR 50-18

Findings of Fact & Conclusions

Background & Request:

The playground for All Saints was moved to its location at the northeast corner of the building when the rear addition was constructed in the early 1990's. Approved and constructed at that time were a 6' high solid wood fence on a 2' high retaining wall around the perimeter of the playground. This application is a request for approval to replace the deteriorating fencing and retaining wall.

Project Details:

1. Proposed is a 6' high Simtek Ashland vinyl privacy fence that would appear as though it had vertical boards with a trim panel at the top and bottom. The proposed color is Walnut Brown and a sample has been submitted.
2. The retaining wall below the fence is also proposed for replacement and would be Versa-look stones in various shades of brown.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fences and walls are traditionally used as boundary markers and security features. Traditional types of fences and walls include masonry walls, cast and wrought iron fences, wood rail or board fences, rows of trees and shrubs, or a combination of these. Paint or opaque stain are the preferred finishes for wood fencing. Avoid non-traditional materials such as concrete, basket-weave, stockade and "cyclone" fencing. Fences are not permitted in front of the building line so the building and storefronts can remain visible. Side and rear fences may be as much as six feet in height, especially when concealing trash containers and utility boxes.

Recommendation:

Staff recommended approval of this application. Although the proposed fencing is vinyl, it is the most wood-like vinyl staff has seen. Also, the playground is somewhat hidden from view.

Discussion:

Mrs. Lloyd recused herself from participation with this matter since she is a member of the church, and has a child that attends the preschool. Mr. Coulter asked if the applicant was present. Ms. Susan Akin, 872 Clubview Blvd. North, Columbus, Ohio, and Mr. Ed Thurston, 5249 Captains Ct., Columbus, Ohio. Mr. Thurston said there was a little misunderstanding regarding the height

of the fence. The fence will sit inside the retaining wall so the height will remain as it currently is. Mr. Thurston said the fence is built to withstand winds up to 135 M.P.H. and the material is very strong and durable. Ms. Akin said they chose the material for safety reasons because there are several children that are allergic to bees and bees are living in the old wood fence now, and the fence is also splintering. She said the height is also for safety purposes. Mr. Thurston said the fencing material is graffiti resistant and washable. Mr. Foust asked Mr. Thurston if he had received any feedback from the neighbors regarding the fence and Mr. Thurston replied, "I have not." Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

Motion:

Mr. Schuster moved:

THAT THE REQUEST BY T-BUILT CONSTRUCTION SERVICES INC. ON BEHALF OF ALL SAINTS LUTHERAN CHURCH FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW FENCE AND RETAINING WALL AT 6770 N. HIGH ST., AS PER CASE NO. AR 50-18, DRAWINGS NO. AR 50-18, DATED JUNE 12, 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, abstained; and Mr. Schuster, aye. The motion was approved.

3. Sign Face Replacement – **6525 N. High St. & 65 Wesley Blvd.** (Custom Sign Center Inc./Bickford Senior Living) **AR 51-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

This facility was originally constructed in the mid-1990's as a senior care facility, and was most recently owned by Sunrise. The main building is nearer to N. High St. and there is a smaller building to the rear along Wesley Blvd. Now owned by Bickford Senior Living, the applicant would like approval to change the sign faces on 2 freestanding signs, one near the N. High St. entrance and the other near the entrance from Wesley Blvd.

Project Details:

1. A Temporary Use Permit was granted for the owner to place temporary sign faces over the existing Sunrise sign panels. The permanent signs are proposed in the same style as the temporary signs, but would be constructed of HDU (high density urethane) that is routed so the text and logo are raised 2" from the background. Both signs are proposed with an arched top, a white background, and brown border, text and logos.
2. The High St. sign would be about 6'10" wide x 3' 8" high and mounted between the existing brick columns. The sign would identify "Bickford assisted living & memory

care”.

3. The Wesley Blvd. sign is proposed 5’ wide x 4’ high and mounted between the existing posts. The sign would have Bickford and the logo, and include “main entrance” with an arrow pointing to the left.

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. The design guidelines recommend minimizing the size of signs; traditional sign materials and lighting are preferred (wood or composite to look like wood; individually mounted lettering is preferred; no cabinet box signs or exposed raceways; external or halo illumination).

Recommendation:

Staff recommended approval of this application. The proposed signs are in character with the site and appropriate for the District.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Jeff Dalrymple, 8521 Banwick Court, Powell, Ohio. Board members had no questions or concerns. 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 CUSTOM SIGN CENTER INC. ON BEHALF OF BICKFORD SENIOR LIVING FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE SIGN FACES AT 6525 N. HIGH ST. & 65 WESLEY BLVD., AS PER CASE NO. AR 51-18, DRAWINGS NO. AR 51-18, DATED JUNE 12, 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. Window & Door Modifications – **570 Hartford St.** (Brant & Suzanne Gipson) **AR 52-18** (Amendment to 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.

A proposal to add 165 square feet at the northeast corner of the house to expand the kitchen was approved in April of this year. Approval of this application would allow minor modifications to the previous project.

Project Details:

1. On the north elevation, the door is proposed to move to the west, which would allow installation of an additional window to match the others in the house.
2. The roof structure that was to continue between the house and garage covering part of the patio is now proposed to be eliminated.

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 continues to be appropriately designed for this property.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Brant Gipson, 570 Hartford St., Worthington, Ohio, thanked the Board for the prior approval. He said they want to add a window to the addition to keep the same look and feel of the house. 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 BRANT & SUZANNE GIPSON TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 21-18 TO CONSTRUCT A REAR ADDITION AT 570 HARTFORD ST., AS PER CASE NO. AR 52-18, DRAWINGS NO. AR 52-18, DATED JUNE 13, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Reis 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. Windows – **136 W. Stafford Ave.** (Richardson Exteriors/Limes) **AR 54-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This two-story house at the northeast corner of Evening St. and Stafford Ave. was constructed in 1987. The vinyl clad wood windows original to the home are reportedly in need of replacement. The only windows not being replaced at this time are those on a more recent rear addition.

Project Details:

1. Twenty-one windows are proposed for replacement of which 20 would be double hung to match the existing, and 1 would be a casement window on the east side in the kitchen. All would be sized to match existing openings and have the same muntin pattern as the existing windows.
2. Proposed are Provia all vinyl windows that would be white inside and out, with white muntins between the panes to match the windows in the addition. The existing windows in the original house are white and have brown interior muntins.
3. Three bathroom windows are proposed with obscure glass in a waterfall pattern in the bottom pane.
4. Full screens are proposed for all windows.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Be sure that window designs are appropriate for the style or time period of the house. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff recommended approval of this application, as the proposed windows are similar in style to the existing and white muntins are appropriate for this house.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Ron Richardson, 1545 Park Ridge Dr., Columbus, Ohio and Michael Limes, 136 W. Stafford Ave., Worthington, Ohio. Mr. Richardson apologized saying that he would have done this on the front end if he would have realized that it needed to come to the Board for approval. Mr. Richardson said they will be installing triple pane glass for their master bedroom for noise reduction, but should exactly the same as the other windows on the outside. The other windows will be double pane windows. Mr. Foust asked if the proposed pattern would be six-over-six. Mr. Richardson replied that the grids would match the existing windows, however some of the current windows are missing grids, and are broken. The only real change is to the existing window in the kitchen, it will be a casement window for ease of use over the sink. 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 RICHARDSON EXTERIORS ON BEHALF OF MICHAEL & DILFUZA LIMES FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW WINDOWS AT 136 W. STAFFORD AVE. AS PER CASE NO. AR 54-18, DRAWINGS NO. AR 54-18, DATED JUNE 15, 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.

6. Patio, Retaining Wall, Sidewalk, Steps – 30 Kenyon Brook Dr. (Joseph Foust) AR 55-18

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This two-story house was one of three in place when the Kenyon Brook Subdivision was approved. The property is on the north side of the drive that branches to the north from the main road, and the English cottage style house is at the north end of the property. The $\frac{3}{4}$ acre lot slopes down about 9 feet from the house to the street. A covered porch at the southeast corner of the house was enclosed in the early 1990's, and the existing stairs to the porch are deteriorating.

This is a request to add a new elevated patio at the southeast corner of the house, replace the stairs for the covered patio, and replace the sidewalk and stairs that lead to the front of the home.

Project Details:

1. At the southeast corner of the house, removal and replacement of the existing stairs leading to the enclosed porch, and creation of an 18.5' x 12' patio with a bronze colored iron railing and steps to the front yard are proposed. The patio would be built at the same elevation as the porch floor, which is several feet above the adjacent grade. The railing proposed around the patio would likely need to continue along the steps to meet Building Code requirements. Construction of the patio is proposed with concrete block faced with random sized natural limestone to match the existing chimney. The floor would be buffwash finished concrete.
2. The existing sidewalk that runs from the driveway to the front door is proposed for replacement with the same limestone finish. The front steps and stoop on the west side of the house would also be replaced, and the steps would likely need a handrail.
3. A retaining wall with steps in the front yard is also proposed to be replaced with limestone to match.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

Recommendations:

Staff recommended approval of this application. Although the Design Guidelines recommend patios be located to the rear, this property is suited for a raised patio in the front. The design is complimentary to the house.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Joe Foust, 30 Kenyon Brook Dr., Worthington, Ohio, said the rendering did include landscaping which is already planned. He said there would be sufficient landscaping around the patio, retaining wall, and the rest of the property. The fossilized limestone will match the rest of the house. Mr. Coulter asked if there was anyone to speak for or against this application.

Ms. Melissa Rabold, 66 Kenyon Brook Drive, Worthington, Ohio. She said she has lived in the area for twenty-four years and she appreciated the work Mr. Foust is putting into his home. Ms. Rabold is in favor of the project.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY JOSEPH FOUST FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW PATIO, WALKWAY AND STEPS AT 30 KENYON BROOK DR. AS PER CASE NO. AR 55-18, DRAWINGS NO. AR 55-18, DATED JUNE 15, 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. Municipal Planning Commission

1. Wilson Bridge Corridor

a. Multi-family Residential – 181 E. Wilson Bridge Rd. (Oxford Circle LLC) WBC 01-18

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

City Council adopted Wilson Bridge Road Corridor (WBC) zoning in 2016 to reflect the planning working that was done for the corridor. Last year approval was granted to rezone this property as WBC-1 – Medium Density Residential to match the zoning district created and recommended for this property as part of the corridor planning. Single family residential properties are located east, west and south of the property. The property to the west was designated for professional office

and the parcel to the east was to be medium density residential per the WBC zoning. Commercial property is to the north.

The property consists of two parcels totaling approximately +/- 2.05 acres on the south side of E. Wilson Bridge Rd. just east of the center of the block. The vacant properties are lots 16 & 17 of the Northhigh Acres subdivision, which was created in 1923. The parcels are identified by numbers 100-002477 (Lot #16) & 100-002478 (Lot #17). Lot #16 is also known as 181 E. Wilson Bridge Rd. as there was a house on the lot from about 1995 – 2011. Lot #17 has always been vacant. The parcels would be combined as part of this request to develop multi-family residential.

Project Details:

1. Site Layout.

- Two buildings are proposed for the site at the north and south ends with parking between.
- The northern structure (Building 1) would be located 25-30' from the street, and parallel to the street. The exact location of the right-of-way line is being determined, and the city is requesting additional right-of-way for future location of a recreation path, so the setback from the property line is yet to be determined. Sidewalk and steps are proposed along the front of the building to provide access to the individual units. Building 1 is proposed about 40' from the west property line and 25' from the east property line. Variances would be required for the building to be closer than 50' from an "R" District for the proximity to the side property lines. If the corridor had all been rezoned to match the WBC districts, variances would not be needed.
- The southern structure (Building 2) is proposed 50' from the south property line, and ~14' from the east and west property lines. Sidewalk is proposed around the entire building, with walkways to each unit entrance. Variances would be required for the building to be closer than 50' from an "R" District for the proximity to the side property lines. If the corridor had all been rezoned to match the WBC districts, variances would not be needed. The rear setback meets the requirement.
- West of Building 1 would be a 25' wide drive entrance that appears to be wider than the 30' at the curb line allowed by Code in residential districts, and the 45' width allowed in all other districts. If the drive is not narrowed a variance would be needed. The drive would continue to form a rectangular loop between the buildings that allows 22' wide two-way access to 58 parking spaces. The proposed parking is adjacent to the buildings' sidewalks; 30' from the west property line; and on both sides of the northern and eastern parts of the drive. A 7-car garage is proposed about 25' from the east property line.
- Sidewalk would connect from the southern building along the west side of the parking to the front property line. The area inside the rectangle would also have sidewalk and house the mail boxes for the units.
- Bicycle racks are proposed at the northeast corner of Building 1, and the northwest corner of Building 2.
- Two benches are proposed in front of and centered on Building 1.
- Screening for the "R" properties to the south is proposed with existing and proposed landscape material. A combination of Spruce trees 6' – 7' tall at planting and grasses

are proposed to be added near the property line, and 6 healthy trees would remain south of the building.

- Trees to be preserved on the site total 404 caliper inches. In addition to the trees on the south side, trees would be retained in the parking lot island, and along the east and west property lines. Many of the trees slated for removal (± 1688 caliper inches) are in poor condition. New trees (343 caliper inches) are proposed for planting along the east property line, in parking lot islands, and in the tree lawn. A variance is requested from the provision requiring \$150 payment for each caliper inch of tree lost and not replaced.
- Shrubs, perennials and grasses are also proposed in planting beds adjacent to the buildings, parking lot, and drive entrance.
- A trash dumpster enclosure is proposed south of the garage. The exact location and screening of other mechanical equipment has not been identified, but is called out as being located to the rear of buildings and screened with walls, fences or landscaping.
- Coverage with impervious surface would be on 1.157 acres of the 2 acre property.
- Utilities are available to the site from main lines in Wilson Bridge Rd.
- The Fire Department wants to ensure access for its vehicles and adequate water flow for the new hydrant.

2. Buildings.

- The buildings would have 16 dwelling units each, or 16 units per acre. A variance would be needed to exceed the number of units by 2 per acre.
- Building dimensions are needed, and preliminary floor plans are requested.
- Renderings of the buildings and garage have been presented, but all building elevations have not been submitted. Both residential buildings are proposed to be 2 stories in height, with all units being a single level. All units would have a separate entry door, with 8 on each side of the buildings.
- Both buildings would have a gabled roof, with various gabled elements to break up the facades. Some units are proposed with patios or balconies, all of which would have matching railings.
- Materials would consist of Hardiplank board and batten and lap siding, cement board shake siding, brick and asphalt shingles. The windows appear to be double-hung in a 6 over 6 pattern, and would have shutters. Six-panel entry doors and divided light patio doors are proposed. More detail of the materials is needed.
- The garage structure would be a one-story building with a gabled roof. The rendering indicates 7 matching garage doors and an additional wider door at the south end, likely for storage of equipment. The garage is proposed with Hardiplank lap siding and a brick water table. The proposed dumpster enclosure south of the garage appears to be brick with metal doors.

3. Lighting.

- Four pole lights are shown on the north side of Building 1.
- The poles and fixtures would be black and are not to exceed 10' in height.
- Other exterior lighting details are needed.

4. Sign.

- A 16'8" wide by 4'5" tall brick wall is proposed in front of Building 1 at the west end. The wall would have a limestone cap with a rock faced edge, and the brick would be painted to match the lap siding color on the buildings.
- Halo lit cast aluminum 1'6" and 1' high capital letters would identify "Granby Place".

5. Public Spaces.

The applicant shows total building area of ±36,275 square feet, thus requiring 8 Public Space Amenities. The following Public Space Amenities have been identified:

- 3 Bicycle racks
- 4 Decorative light poles
- 2 Benches

6. Preliminary Plan Requirements.

See bold remarks below under Chapter 1181 – Preliminary Plan Requirements.

Land Use Plans:

Chapter 1181 - Wilson Bridge Corridor Districts

Preliminary Plan Requirements:

- A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300' of the area proposed for development; **Included**
- Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan; **Included**
- Date, north arrow and total acreage of the site; **Included**
- 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. The topographical survey shall show two foot contours or contours at an interval as may be required by the Municipal Planning Commission to delineate the character of the land included in the application and such adjoining land as may be affected by the application. Elevations shall be based on North American Vertical Datum of 1988 (NAVD88). **Included**
- Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300' of the proposed area; **Included – except specifics of right-of-way being determined**
- Existing sanitary and storm sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations; **Included**
- 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. **Included**
- A tree preservation plan showing all existing trees 6" caliper or larger; **Included**
- A preliminary grading plan; **Included**
- 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; **Included – except modifications may be needed to site details due to right-of-way and fire access issues. Room for a ladder truck would be required.**

- k. The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities; **Included – except a fire flow analysis has been requested.**
- l. 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; **Not applicable**
- m. Proposed Easements; **Not applicable**
- n. Proposed number of Dwelling Units per acre; **Included**
- o. Proposed uses, including area of land devoted to each use; **Included**
- p. Proposed phasing of development of the site, including a schedule for construction of each phase; **Needed**
- q. Homeowners or commercial owners' association materials; **Not applicable**
- r. A written narrative describing the project; **Included**
- s. Any additional information as required by the Municipal Planning Commission and the City Council.

1181.05 WBC Development Standards:

(a) Site Layout.

- (1) Setbacks. Buildings and parking should be set back to provide a buffer between the sidewalk and building, with some variations in the Building Setback Line encouraged throughout the WBC.
 - A. Buildings 50,000 square feet in area or less shall be located between 5' and 20' from adjacent Right-of-Way Lines. Buildings greater than 50,000 square feet in area shall be located at least 20' from adjacent Right-of-Way lines.
 - B. Buildings located along High Street north of Wilson Bridge Road shall be located at least 50' from the adjacent Right-of-Way lines.
 - C. Buildings on properties abutting properties in "R" districts shall not be located closer than 50' to the property line. Parking facilities and access drives on properties abutting properties in "R" districts shall not be located closer than 25' to the property line.
 - D. Setback areas in front of retail uses shall be primarily hardscaped, and may be used for outdoor dining and other commercial activities. Residential units with individual entries may include landscaping, walkways, porches, raised planters, walls and fences.
 - E. As building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. A variety of techniques will be implemented to mitigate any potential "canyon/tunneling" effect along the corridor, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping.
- (2) Right-of-Way Dedication. Dedication of Right-of-Way may be required to accommodate public improvements.
- (3) Screening. All development on parcels abutting properties in "R" districts shall be permanently screened in the setback area with the combination of a solid screen and landscape screening. The solid screen shall consist of a wall or fence at least 6' in height and maintained in good condition without any advertising thereon. Supporting

members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to walls or fences with vertical supporting members designed to be identical in appearance on both sides.

Landscape screening shall consist of one of the following options at a minimum:

- A. One large evergreen tree with an ultimate height of 40' or greater for every 20 linear feet, plus one medium evergreen tree with an ultimate height of 20' to 40' for every 10 linear feet. Evergreen trees shall be at least 6' in height at the time of planting. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24" in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.
 - B. One large deciduous tree with an ultimate height of 50' or greater for every 25 linear feet, plus one medium deciduous tree with an ultimate height of 20' to 40' for every 15 linear feet. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24" in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.
- (4) Equipment. Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence or landscaping. Such equipment shall be completely screened from view. Materials shall be consistent with those used in the building and/or site. Equipment located on buildings shall match the color of the building.
- (5) Tract Coverage. A maximum of 75% of the property shall be covered with impervious surfaces.
- (6) Pedestrian Access. Sidewalks with a minimum width of 5', Recreation Paths with a minimum width of 10', or a combination of both shall be provided along all Rights-of-Way. Pedestrian connections from Sidewalks, Recreation Paths and parking lots to building entrances shall be provided.
- (b) Buildings. Building design should enhance the character of the WBC. A diversity of architectural styles is encouraged to provide visual interest and add to the overall appeal of the corridor.
- (1) Design.
- A. A principal building shall be oriented parallel to Wilson Bridge Road, or as parallel as the site permits, and should have an operational entry facing the street.
 - B. The height of a building shall be a minimum of 18' for flat roof buildings measured to the top of the parapet, or 12' for pitched roof buildings measured to the eave. Maximum building height shall be per Section 1181.06 of the Code. Building Frontage that exceeds a width of 50' shall incorporate articulation and offset of the wall plane to prevent a large span of blank wall and add interest to the facade. To avoid a potential "canyon/tunneling" effect along the corridor, the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping will be required.

- C. Extensive blank walls that detract from the experience and appearance of an active streetscape should be avoided.
 - D. Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.
 - E. Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.
 - F. When designing for different uses, an identifiable break between the building's ground floors and upper floors shall be provided. This break may include a change in material, change in fenestration pattern or similar means.
 - G. Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest should be used.
 - H. Roof-mounted mechanical equipment shall be screened from view on all four sides to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.
- (2) Materials.
- A. Any new building or redevelopment of a building façade should include, at a minimum, 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding. Samples must be provided.
 - B. Vinyl siding and other less durable materials should not be used.
 - C. Long-lived and sustainable materials should be used.
 - D. The material palette should provide variety and reinforce massing and changes in the horizontal or vertical plane.
 - E. Especially durable materials on ground floor façades should be used.
 - F. Generally, exterior insulation finishing systems (EIFS), are not preferred material types.
 - G. A variety of textures that bear a direct relationship to the building's massing and structural elements to provide visual variety and depth should be provided.
 - H. The color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.
- (3) Windows and Doors.
- A. Ground-floor window and door glazing shall be transparent and non-reflective. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
 - B. Walls adjacent to the primary building frontage, shall have the pattern of window glass continued from the primary building frontage a minimum distance of 10'.
 - C. Windows and doors shall be recessed from the exterior building wall, except where inappropriate to the building's architectural style.
 - D. For a primary building frontage of a commercial use, a minimum of 30% of the area between the height of 2' and 10' above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4'.
- (c) Landscaping. There shall be landscaping that complements other site features and creates relief from buildings, parking areas and other man-made elements.

- (1) Natural Features: Natural Features shall not be removed, damaged, altered or destroyed without approval per the procedures in Section 1181.07. All healthy trees 6" caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree, and this shall be documented as part of an approved Natural Features preservation plan and/or landscape plan. In the event the Municipal Planning Commission determines that full replacement would result in the unreasonable crowding of trees upon the Lot, or that such replacement is not feasible given site conditions, a fee of \$150.00 per caliper inch of trees lost and not replaced on such property shall be paid in cash to the City for deposit in the Special Parks Fund. Such deposits shall be used for reforestation on public property.
- (2) Drought tolerant, salt tolerant, non-invasive, low maintenance trees and shrubs should be utilized.
- (3) Deciduous trees shall be a minimum of 2" caliper at the time of installation; evergreen trees shall be a minimum of 6' in height at the time of installation; and shrubs shall be a minimum of 24" in height at the time of installation.
- (4) Street trees shall be provided.
- (5) Parking lot landscaping shall be required per the provisions in Chapter 1171.
- (6) Seasonal plantings should be incorporated into the landscape plan.
- (7) The approved landscape plan must be maintained across the life of the development.
- (d) Lighting. All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.
 - (1) The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.
 - (2) The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.
 - (3) For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.
 - (4) Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.
- (e) Signs.
 - (1) General.
 - A. All new signs, including sign face replacement, shall be subject to the provisions herein.
 - B. The provisions in Chapter 1170 shall apply to all signs in the WBC unless otherwise stated in this section.
 - C. Exterior lighting fixtures are the preferred source of illumination.
 - (2) Freestanding Signs
 - A. There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.
 - B. Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.

C. Freestanding signs may include the names of up to eight tenants of that parcel.

D. Light sources shall be screened from motorist view.

(f) Parking.

- (1) Design. Surface parking shall be located to the rear or side of the buildings on the site. If parking is located on the side of the building, parking shall not exceed 2 rows of parking with a drive aisle between, shall not exceed 60' of street frontage, shall be located no closer to the Right-of-Way than the building, and shall be screened from view from the Right-of-Way.
- (2) Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed 125% of the parking requirement in Section 1171.01.
- (3) Residential Uses. There shall not be less than one parking space per Dwelling Unit.
- (4) Bicycle Parking. Bicycle parking should be provided and adequate to serve the proposed uses.
- (5) Structured Parking. Structured parking shall be permitted and encouraged within the WBC, and shall meet all other standards as outlined in this chapter.

(g) Public Spaces. A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every 5,000 square feet of gross floor area of multi-family dwellings, commercial or industrial space that is new in the WBC. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:

- (1) An accessible plaza or courtyard designed for public use with a minimum area of 250 square feet;
- (2) Sitting space (e.g. dining area, benches, or ledges) which is a minimum of 16 inches in height and 48 inches in width;
- (3) Public art;
- (4) Decorative planters;
- (5) Bicycle racks;
- (6) Permanent fountains or other Water Features;
- (7) Decorative waste receptacles;
- (8) Decorative pedestrian lighting; and
- (9) Other items approved by the Municipal Planning Commission.

WBC-1 – Medium Density Residential:

An area along the WBC that allows for medium density residential housing, offering a variety of housing styles and pricing options that complement the residential and architectural patterns and styles in the City.

- (1) Permitted Uses: Multi-family dwellings, Home Occupations, Public uses, Essential services and Accessory uses.
- (2) Maximum Building Height: Three stories except buildings on the south side of Wilson Bridge Road between Westview Drive and McCord Park should be limited to 2 ½ stories and 30'.
- (3) Density: The maximum number of dwelling units allowed per acre for development within the WBD-1 shall be 14, with a desired number between 10 and 14 dwelling units.

Staff Analysis:

- As the Wilson Bridge Corridor Districts chapter of the Code was planned and adopted, it was anticipated the entire corridor would be rezoned at the same time. The adjacent properties to the east and west were purchased with full knowledge of the plan for the corridor, so this developer should not have to meet setback and screening requirements for being adjacent to “R” districts on those sides.
- Although the Code would require solid and landscape screening to the south, the building on the south side could act as a solid screen. With the building at 50’ with no parking or driveways closer, landscape screening could suffice unless the adjacent neighbors want a solid screen.
- Clarification is needed regarding how the placement of a 12” storm sewer on the south side of Building 2 might impact the existing and/or proposed vegetation.
- The proposed materials are appropriate, but placement of brick only to the bottom of the second floor windows is not typical in Worthington. Whole gabled building sections could be brick, or a brick water table could be utilized. Building elevations and material samples are needed.
- A variance to waive the tree replacement fee is reasonable given the quality of the trees and the amount of pervious surface for the development. The proposed retention of some existing trees and the planting of new is satisfactory.
- The request for a variance to exceed the allowable number of dwelling units by 2 units/acre is not substantial.
- The width of the driveway is appropriate for Fire Department access.

Recommendation:

Staff recommended the Municipal Planning Commission discuss this request and either table the application until additional information is received or approve the Preliminary Plan knowing that any necessary revisions would be presented with the Final Plan.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Don Kenney, 470 Olde Worthington Rd., Westerville, Ohio and his attorney, Mr. David Hodge, Esq. 8000 Walton Parkway, Suite 260, New Albany, Ohio. Mr. Hodge said he and Mr. Kenney recently went to meet the neighbors of this property, about a month ago, at Panera Bread Company on a Friday evening, and the neighbors were appreciative of the information they received regarding this development, such as the fifty foot setback, maintaining the landscaping, and installing a fence per request of the neighbors. They are still trying to determine the Right-of-Way line. Mr. Kenney responded to the question regarding phasing and said there would be no phasing. Everything would be built at the same time. Mr. Foust asked what would happen to the neighboring properties as certain lots were developed. Mr. Myers said what they originally had envisioned was the zoning plan that they have already seen. There have been a couple of landowners that have exercised their rights to stay or to build as R-10’s which have put some snags into the overall plan and they have been struggling with the plan for the past three years. He said they have discussed everything from purchasing property, tasked the Community Improvement Corporation (CIC) with seeing what options were available, and have put considerable time and effort into this study. Part of the reason they went ahead and rezoned the area was to stop any further single family home development. Mr. Myers

said at the end of the day, City Council believes medium density housing is a shortage in the community. The desire is to fulfill this housing need within the community. He said he can speak on behalf of City Council that this is the right type of development. Mr. Coulter said in a perfect world they would have preferred a developer come in and purchase all of the property at the same time, but this project will be coming back before the Board numerous times.

Mr. Brown said from the year 2011, and city staff were charged with developing the guidelines and the zoning districts for the corridor which was further tweaked by City Council and there was a push to move forward and rezone the corridor.

Mr. Foust explained the area is not within the Architectural Review District but they do expect this project to set the standard for future development. Mr. Myers said the project will be scrutinized by City Council.

Mrs. Bitar said to note, on East Wilson Bridge Road, it was decided a long time ago, that there should not be more than two and a half stories because of the nearby residential neighborhood to the south. Mr. Coulter explained the Board would like to see real brick, and Hardi-Plank siding, and a dimensional shingle. Mr. Myers said it is important to him as a City Council member to have a unified streetscape.

Mr. Myers asked a question related to the lamp post being proposed, he did not want them to compete with what is proposed for the Wilson Bridge Road Corridor, and that there should be some coordination and review. We need to make sure that we have a unified streetscape as we move forward from development to development. Mr. Coulter stated that any lighting would need to complement what would ultimately be installed by the City.

Mr. Hofmann said he liked the way they handled the project on Proprietors Road and paid attention to sensitivity and proportion, but he felt the elevation for building number one could use a little more love and thoughtfulness. He also felt the centered gable was missing some details, and would like to see a few more bells and whistles added to the façade. Mr. Coulter asked if there was anyone who would like to speak for or against this application.

Mr. Harold Careins, 173 E. Wilson Bridge Rd., Worthington, Ohio, said he owns the newly built home next door to this property, and he has already reviewed their plans. He said he was concerned a fence would not be built to buffer the property and he did not feel his house was accurately depicted on the drawing. Mr. Hodge said they would be working with the neighbors and provide accurate screening.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY OXFORD CIRCLE LLC FOR APPROVAL OF A PRELIMINARY PLAN TO DEVELOP THE PARCELS AT 181 E. WILSON BRIDGE RD. AS MEDIUM DENSITY RESIDENTIAL, AS PER CASE NO. WBC 01-18, DRAWINGS NO. WBC 01-18, DATED JUNE 19, 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. Reis 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.

E. Other

Mrs. Bitar said she had a new elevation for the new bank at 923 High St. and would like to get their comments to see if this met the intent of what they approved. The Board felt that it met with what they approved.

F. Adjournment

Mrs. Holcombe moved to adjourn the meeting, seconded by Mr. Hofmann. All Board members voted, "Aye" and the meeting was adjourned at 8:36 p.m.