



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
May 9, 2019

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; Kathy Holcombe, Secretary; David Foust; and Amy Lloyd. Also present were Lee Brown, Director of Planning and Building; Lynda Bitar, Planning Coordinator, and Clerk of the Municipal Planning Commission. Commission members Thomas Reis; and Edwin Hofmann; Board member Richard Schuster; and Worthington City Council Representative Scott Myers were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the April 25, 2019 meeting

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

4. Affirmation of witnesses

B. Architecture Review Board – Unfinished

1. Detached Garage & Deck – **41 W. South St.** (J.S. Brown & Company/Yang) **AR 18-19**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This two-story Vernacular style house was constructed in 1923 and remodeled in 1955. The structure and detached garage are contributing buildings in the Worthington Historic District. The house has a front-facing gable with a cross gable about 12’ back that extends about 12’ out on both sides of the house. A sunroom was added to the rear in 1994. The front door is on eastern part of the cross gable and was approved to be replaced at the January 24, 2019 ARB meeting. Also, at

that meeting, the porch was approved to be reconstructed with the steps heading to the front. The lot is 71' wide and ~209' deep.

This application was on the February and March 28th agendas but was tabled by the applicant without discussion by the Board. This version of the request includes elimination of the previously proposed addition; a smaller version of the garage; construction of a deck; a new driveway turnaround; replacement of all the windows in the house; and removal of the chimneys.

Project Details:

1. Demolition of the existing two-car detached garage is proposed.
2. A 12'4" deep by 21' wide deck is proposed to be constructed with TimberTech materials. A color has not been specified. A black metal railing to match the railing approved for the front porch is proposed.
3. A new two-car garage is planned adjacent to the deck, being 29'4" deep and 23'4" wide. The request to locate the garage 5' 9 1/2" from the east property line would require a variance. The garage is proposed to have roofing to match the house, which is Biscayne Blue GAF Timberline asphalt shingle. Siding would also match the house, being a horizontal vinyl or aluminum product in white. A double door is proposed for the garage, with 6 horizontally oriented windows above 3 vertically oriented panels in each of 4 sections.
4. A new asphalt driveway with turnaround is proposed west and south of the house.
5. The replacement of windows with sliding glass doors on the rear of the house is proposed to allow access to the deck.
6. New windows are proposed to match the existing in the room at the southeast corner of the house in style and material, which are 6 over 1 and all vinyl. Catalogue cuts of the windows would be helpful.
7. The existing shed roof over the rear door is proposed to be replaced.
8. Light fixtures to match the existing on the front of the house are proposed on both sides of the rear sliding doors and the garage door.
9. Removal of the two chimneys on the house is proposed.
10. A condensing unit is shown on the west side of the house south of an existing room that extends to the west.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; the level of integrity of the structure being demolished (has it been extensively altered?); the impact of the demolition on Worthington's character; and plans for the site following demolition (is the proposed replacement appropriate for Worthington? Does it follow the design guidelines for new structures?) Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community's character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.
- Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most

appropriate.

- **Materials:** Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.
- **Windows:** For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of windowpanes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.
- **Entries:** For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.
- **Chimneys** are a defining feature of a building and should be repaired and maintained.
- **Landscaping:** Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

Staff Analysis:

- Demolition of the existing garage would be necessary with the proposed plan. The condition and age are unknown, but the style is complimentary to the house.
- Landscaping on the east side may help soften the new garage, which is closer to the east property line than the house. More information about landscaping is generally needed, including plans for removal of significant trees and any proposed planting.
- The applicant is planning to match the siding on the house, which does not appear to be original. Clarification of the material is needed.
- Vinyl windows are not preferred over original wood windows.
- The proposed garage door should have vertically oriented windows to match the house windows. Additional windows should be considered for blank garage walls.

- Although the condensing unit is shown behind the front part of the house, screening would still be needed on the side.
- Removal of the chimneys would change the character of the house.
- Painting the noticeable vents and screening existing glass block windows and is desirable.

Recommendation:

Before the following motion should be used, the issues in the staff analysis should be addressed.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Courtney Bowe, 1522 Hess St., Columbus, Ohio; Mrs. Roseann Yang, 41 W. South St., Worthington, Ohio; and Mr. Dave Ottani, 195 Glenmont Ave., Columbus, Ohio. Mr. Coulter asked for clarification about the dotted line on the drawing which surrounded the garage. Ms. Bowe explained the dotted line meant the garage would be new. Mr. Coulter asked if the materials used for the new garage would match the house and Ms. Bowe said yes. Mrs. Holcombe said she would like to discuss the chimneys. Mrs. Yang said they have lived in the home for almost eighteen years and during that time they have had the roof around the chimney areas repaired every two years, including a full roof replacement seven years ago. They have also had the chimneys tuck pointed, capped, and sealed. She said they have had a repair crew recently inspect the chimneys and try something new, but they still have water pockets rolling down behind the paint. She explained they have not had more than six months of peace from dealing with the chimney problems, and maybe only two months of peace after each fix. No one knows how to fix the problems, and at one point was ready to sell the house. She said she was also concerned about the possibility of mold growth if they kept trying to save the chimneys. Mr. Foust said people have chimneys all over the city and he found it hard to believe that someone could not fix the problems. Mr. Foust said he agreed with City Staff about saving the character of the home and the chimneys should stay on the house. Mrs. Bowe said she did not know what to do.

Mrs. Holcombe said as a Realtor, she has seen so many chimneys repaired by being tuck pointed at the top, or the flashing repaired. She was amazed both chimneys could not be fixed. Mrs. Yang said she understood how she felt, but she did not have an explanation as to what was wrong with the chimneys, but they have caused them great expense. Mr. William Yang, the other owner of the home, said they were not solely positive the water was coming in from where the chimneys were located but they do know that by making a simpler surface there would be far fewer places for water to come in. He said the roof was complex with many seams, and they have had the roof re-flashed many times, at least every two years. Mr. Yang said a magic roofer may exist, but they have not found that person yet.

Mr. Coulter said he understood Mr. Foust's concerns, and one of the main attractive features of the house are the chimneys. He explained if they ever needed to replace one of the pots on the chimney, the pots sell for about \$1,200.00 each because his neighbor had to buy three of them. Mr. Foust said they have seen people maintain faux chimneys just to save the look of the building, and he said he did not want to support the idea of seeing people take down chimneys. Mrs. Lloyd asked if the Yangs current design team had looked at the problem and Ms. Bowe said no, their roofer had not gotten on top of the roof yet to explore. She said they were going to have another roofer come in to take the roof down as part of the review outside of their scope. Ms. Bowe said

the Yangs have lived in Worthington for almost 20 years, on a prominent corner, and they want their home to be beautiful, nor do they want to disturb the architecture of the neighborhood. She said they just want to preserve the interior of their home. Mr. Coulter said he also understood the chimney issues because he has been dealing with chimney issues also for the past ten years. Mr. Foust said he was okay with the garage not having windows and Mrs. Lloyd agreed. Mrs. Yang explained which tree would be removed. She said Davy Tree said the tree was diseased and would need to be removed within the next five years. Mrs. Bitar asked if there were trees on the other side of the existing garage that would need to be removed and Mrs. Yang said no. Mr. Coulter asked if the windows and doors shown to the garage could be vertical and Ms. Bowe said yes. Mr. Foust said he would vote no if the chimneys were to be removed. Mrs. Bitar explained if they removed that portion from the motion they could come back at a later time for further review. Mrs. Holcombe suggested getting another opinion as to what could be done to resolve the water damage issue and bring the report back to the Board for further review. Mr. Coulter asked if there was anyone present who wanted to speak for or against this matter, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY J.S. BROWN & COMPANY ON BEHALF OF THE YANGS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 41 W. SOUTH ST. AS PER CASE NO. AR 18-19, DRAWINGS NO. AR 18-19, DATED APRIL 26, 2019, BE APPROVED CONTINGENT ON A SETBACK VARIANCE BEING GRANTED BY THE BOARD OF ZONING APPEALS, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **TO SHOW ONLY THE REPLACEMENT OF THE WINDOWS IN THE OFFICE AREA;**
- **TO PROVIDE ONLY VERTICAL WINDOWS FOR THE GARAGE DOOR;**
- **TO RETAIN THE CHIMNEYS;**
- **TO PROVIDE A LANDSCAPE PLAN IN THE FUTURE BEFORE THE PROJECT IS COMPLETED.**

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

C. Architecture Review Board - New

1. Front & Rear Door Replacement – **54 W. Short St.** (Don and Heather Miesle) **AR 34-19**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house was built in the early 1900's and is a two-story Homestead style house. The most recent ARB approvals were for replacement of the windows in 2015, and of a satellite dish in 2016. The front porch was added in 1995. With this application approval is sought for door replacement.

Project Details:

1. The existing front door and sidelights have arched glass sections with patterns made to look like leaded glass. The rear door has a single light over 2 vertical panels. Both doors are painted black.
2. Proposed are cherry colored fiberglass doors with 4 vertically oriented lights on top and 2 smaller vertical panels below. The color would match the recently replaced windows.

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. Deteriorated or damaged elements should be replaced with new ones that match the originals as closely as possible. Avoid treatments to "dress up" a door or entrance, giving it a character it never had. New ornamentation; stained or patterned window glass; treatments that simulate a multiple-paned appearance; and salvaged older doors of inappropriate design all can change the character of a building. Generally, ornate doors are not appropriate for simple house forms.

Recommendation:

Staff recommended approval of the application. The existing front door appeared to be too ornate for the house; the proposed door and sidelights are complementary to the house.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Don Miesle, 54 Short St., Worthington, Ohio, said the back door would look like the proposed door, except white in color and they plan to keep the storm door. Their original door was infested with termites. He said they plan to use old brass looking hardware to be consistent with the rest of the house. All the Board members were pleased with the improvements. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST DONALD MIESLE FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT AND REAR DOORS AT 54 SHORT ST. AS PER CASE NO. AR 34-19, DRAWINGS NO. AR 34-19, DATED APRIL 18, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE AMENDMENT THAT THE BACK DOOR WILL MATCH THE EXISTING WHITE DOOR.

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

2. Fence – 226 E. Granville Rd. (Earl Metz) AR 35-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

The two-story house at this address was built in 1979 on Lot #14 of Griswold's East Side Addition plat from 1896. The lot is 50' wide x 260' deep and the house is about 45' from the E. Granville Rd. right-of-way and faces west toward a circular drive. This is a request to add fencing to the rear yard.

Project Details:

1. Fencing is proposed to connect to the existing fence to the west at the northwest corner of the property and at the south end. New fencing is also planned across the rear property line, with a gate included, and along the east property line, tying into an existing fence at the northeast corner of the house.
2. The proposed style of fencing is 48" high bronze aluminum picket with two horizontal rails at the top and one near the bottom made by Regis. The style matches the existing fence to the west.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Recommendation:

Staff recommended approval of this application, as the style and placement of the proposed fence met the Design Guidelines. Coordination is needed with the neighbor to the east who is also planning a fence along the shared property line.

Discussion:

Mr. Coulter asked if the applicant was present. Dr. Earl Metz, 226 E. Granville Rd., Worthington, Ohio, said the fence would be the exact same style as the fence installed by Lee Fencing at his neighbor's house at 220 E. Granville Rd., Worthington, Ohio. The fence would be anodized aluminum in bronze color. Dr. Metz said his neighbor in the backyard had already contacted Lee's Fencing to duplicate the two fences at 226 and 220 E. Granville Rd. Everything will match exactly. Mr. Coulter asked why Dr. Metz wanted to have a gate in the back. Dr. Metz said some of the old trees may need to be pruned at some point. Mrs. Bitar explained there was an alley way that could be utilized to get to the gate. Mr. Craig Fortman, 232 E. Granville Rd., Worthington, Ohio, said he would be using the same fencing company, the fence would be the same style, etc. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application.

Unknown speaker, said a nice fence adds to the property value. He said the Hoff's at 220 E. Granville Rd., have two nice Shetland Sheepdogs that utilize the area, and the other neighbor also has a dog that utilizes the area.

Motion:

Mrs. Lloyd moved:

THAT THE REQUEST BY DR. EARL N. METZ FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 226 E. GRANVILLE RD. AS PER CASE NO. AR 35-19 DRAWINGS NO. AR 35-19, DATED APRIL 19, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE COLOR AND THE HEIGHT OF THE FENCE WILL MATCH THE NEIGHBORING FENCE.

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

3. Window Replacement – **820 Morning St.** (Cindy and Mahlon Nowland) **AR 36-19**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This property at the northeast corner of Morning St. and Franklin Ave. has a two-story house that was constructed in 1993 with a deck to the rear. A screened porch was added to the south in 1997 and a rear yard fence was installed in 2017. This application is a request to replace most of the windows in the house.

Project Details:

1. The only window not being replaced at this time is a fixed half-moon window on the south side of the house.
2. Seventeen of the existing windows are proposed for replacement with double-hung vinyl clad wood windows with black exteriors. The front windows would be simulated divided light in a 6 over 1 pattern. The existing front windows are 6 over 6 lights. Side and rear windows are to be 1 over 1 to match the existing. All windows would match the size of the existing. Photographs of the existing house as well as examples of other houses with black windows are included with the application.
3. On the rear of the house there is a smaller window above the kitchen sink that the owners would like to replace with a garden window. The window would have a vinyl frame and black exterior. Projection of the window from the house would be 17”.

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 were compatible with the existing house.

Discussion:

Mr. Coulter asked if the applicant was present. Mrs. Cindy Nowland, 820 Morning St., Worthington, Ohio. Mr. Foust asked if the current windows have grids between the glass and Mrs. Nowland said yes. The new windows would not have grids between the panes they would be on the exterior of the window. Mr. Coulter asked if there was anyone present to speak for or against this application.

Ms. Melissa Roble, 60 Kenyon Brook Dr., Worthington, Ohio, said This Old House magazine from two months ago featured black sash windows which is historical and a new trend.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY CINDY & MAHLON NOWLAND FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WINDOWS AT 820 MORNING ST. AS PER CASE NO. AR 36-19, DRAWINGS NO. AR 36-19, DATED APRIL 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE MUNTINS WILL BE ON THE EXTERIOR OF THE WINDOWS.

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

4. Retaining Wall – 30 Kenyon Brook Dr. (Joseph Foust) AR 37-19

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. Last year the homeowner received approval to install an 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. With that project nearing completion, the owner is now seeking approval to install a concrete pad in front of the garage.

Project Details:

1. Due to the slope of this property, a retaining wall would be needed to create a usable concrete pad in front of the garage.

2. The retaining wall would be constructed with reinforced concrete faced with random sized natural limestone to match the new patio walls, retaining walls and the old chimney. The floor of the pad would be tinted buff washed concrete to match the walkways that were recently installed.
3. A connection would be made from the new pad to the front sidewalk.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Design and materials should be compatible with the existing structure.

Recommendations:

Staff recommended approval of this application as the proposed concrete pad and retaining wall are complementary to the property.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Joe Foust, 30 Kenyon Brook Dr., Worthington, Ohio, said he did not realize when he submitted his drawings for a permit that the seat wall needed to be approved. Board members had no questions or concerns.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY JOSEPH FOUST FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A RETAINING WALL AND CONCRETE PAD AT 30 KENYON BROOK DR. AS PER CASE NO. AR 37-19, DRAWINGS NO. AR 37-19, DATED APRIL 24, 2019, 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; Mrs. Holcombe, aye; Mr. Foust, aye; and Mrs. Lloyd, aye. The motion was approved.

5. Detached Garage – **779 Oxford St.** (Laurie Genzelman/Brofford) **AR 38-19**

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

This house is categorized as a Vernacular Bungalow style house in the Worthington Historic District nomination. Originally constructed in 1926, the house was enlarged with a rear addition in 2011, and brackets were added at that time to contribute to the Bungalow style. Also in 2011 a carport was added to the south side of the house.

The owners would now like to demolish the existing one-car garage and replace it with a two-car freestanding garage.

Project Details:

1. The existing garage was likely built with the original house. The garage matches the character of the house with a matching gable that is clipped in the front. Although the garage has a shed built on to the rear, the homeowners use the whole building as a shed due to its diminutive size. The applicant reports it is in poor condition.
2. The new two-story garage is proposed 3'6" from the south property line in a location similar to the existing garage. The structure would be 26'2" deep x 27'7 1/2" wide and have a shed attached to the rear that is 18'6" deep and 23'7 1/2" wide. The height to the peak of the gable would be 25'. Variances would be needed for side yard setback and total accessory building area.
3. A gable running north to south matching the house is proposed for the garage with a clipped gable dormer in the front. Asphalt shingles, siding, trim and gutters to match the house are proposed, but the exact materials have not been identified. The double garage door would be on the east side, and in the style shown on the materials page. Clarification is needed regarding whether the panels are proposed to be recessed or raised, whether the top row of windows could be vertically oriented, and what type of material is proposed. Windows to match the house are on the sides of the garage, and a man door would be to the north.
4. The rear shed would have a cross gable with a shallower pitch. Patio doors are proposed on the north side with a metal shed roof above. Double hung windows are proposed on the south and west sides.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; the level of integrity of the structure being demolished (has it been extensively altered?); the impact of the demolition on Worthington's character; and plans for the site following demolition (is the proposed replacement appropriate for Worthington? Does it follow the design guidelines for new structures?) Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community's character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.
- 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.

Worthington Code

1149.08 Special Yard Requirements.

(b) Accessory buildings such as garages and storage buildings exceeding 120 square feet in area may be located in the rear yard provided such buildings are set back at least eight feet from the side lot lines and ten feet from the rear lot line.

Recommendation:

Staff recommended approval of this application, as the proposed garage was complementary to the house and appropriately located on the property. Although it is unfortunate to lose the existing garage, its condition and size make it undesirable for homeowners of today.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Clare Brofford, 779 Oxford St., Worthington, Ohio; Ms. Laurie Gunzelman, 3052 S. Dorchester Rd., Columbus, Ohio; and Mr. Kyle Green, 171 E. Gates St., Columbus, Ohio. Ms. Brofford said she purchased the home in 2008 and stayed in the house for three years before adding the addition. She said they have never been able to park their car in the garage because the garage is extremely narrow. Ms. Brofford said she was not sure if the garage was original, they found footers in the ground when they added the addition to the home and were not sure what the old footers were for. Mr. Green said they intend to match all the materials, including siding and windows. Mr. Green distributed materials to the Board members to explain the elevations and where the new lighting would go. Mr. Coulter asked what the second floor of the garage would be used for. Ms. Brofford said the second floor of the garage would be used for storage. She said she had no intentions of finishing the second floor, she would just like to get her bikes out of the basement and store them in the garage. The light fixtures will shine downward and would not spill over to the neighbors' property. Mr. Foust said the fixtures appeared to be shallow which would mean the bulbs would be exposed. He said the reason he asked was because there had been concerns in recent months in the Architectural Review District about excessive lighting added to structures and the lights shining onto neighboring properties. Ms. Brofford said all the lights would face downward so some of the light pollution should be reduced.

Mrs. Bitar asked if the lights matched what was on the house now and Ms. Brofford said no. Mrs. Bitar asked if there were any lights on the house now and Ms. Brofford said yes, a light on the porch and one at the side door. She was planning to switch out the light at the side door to match the new black fixtures. Mrs. Lloyd said she wanted to clarify if lap siding would be used and not shake. Ms. Brofford said shake would be used but the color would be a shade darker. She said the renderings were not exactly accurate. The color of the shakes would be aged gray. Mrs. Bitar asked if there was shake on the house now and Ms. Brofford said no. She chose shakes because of the massive amount of siding. Mrs. Bitar asked if the house had vinyl siding now and Ms. Brofford said yes. Ms. Brofford said she brought the project forward to help protect a very large black walnut tree. Mr. Foust asked if Ms. Brofford shared details of her project with the neighbors yet, and she said yes. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY LAURIE GENZELMAN ON BEHALF OF CLARE AND JEREMY BROFFORD FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE EXISTING GARAGE AND CONSTRUCT A NEW FREESTANDING GARAGE AT 779 OXFORD ST. AS PER CASE NO. AR 38-19, DRAWINGS NO. AR 38-19, DATED APRIL 25, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND

CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **VINYL SHAKE WILL BE USED ON THE REAR ADDITION;**
- **LIGHT FIXTURES WILL MATCH THOSE PRESENTED AT THE MEETING;**
- **A SAMPLE OF THE SHAKE COLOR WILL BE REVIEWED BY CITY STAFF.**

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

6. Cellular Signal Booster – **820 High St.** (Worthington Public Library) **AR 39-19**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The Worthington Public Library purchased the site at the southwest corner of E. Stafford Ave. and Hartford St. in 1973 and received approval to construct a new library in 1977 & 78. The library moved from 752 High St. to 805 Hartford St. in 1979. In 1993, the library purchased the office building adjacent to the west at 820 High St. That site was home to a gas station starting in the 1930's, with the current building being constructed in 1977 as a First Federal Savings and Loan. In 1996, the buildings were combined and renovated for use by the Worthington Libraries. Additional modifications were made in 2007.

The library would like to install a cellular signal booster to allow access to cellular in all areas of the library.

Project Details:

1. A 2.5" diameter 9.8" high antenna would be mounted on the east side of the main south facing gable by the parking lot. The antenna would be next to an existing stack on the building.
2. The antenna would be white and attached with a mounting pole.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Antennas should be placed in a location that minimizes the visual impact as seen from the right-of-way.

Recommendation:

Staff recommended approval of this application as the proposed antenna is small and should not be very noticeable.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Monica Baughman, 820 High St., Worthington, Ohio; and Mr. Sam Lewis, 7998 Bristol Bane Ct., Dublin, Ohio. Ms. Baughman said they are working with their vendor regarding the height of the pole, and there is a possibility the pole may be lower than what was shown on the plan. She said the cell service will help connect with emergency services including the fire alarm panels and security system and to get them off the land line and connected to cellular service. Mr. Lewis said this would also help reduce their utility bill. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY THE WORTHINGTON PUBLIC LIBRARY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL AN ANTENNA AT 820 HIGH ST. AS PER CASE NO. AR 39-19, DRAWINGS NO. AR 39-19, DATED APRIL 26, 2019, 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; Mrs. Holcombe, aye; Mr. Foust, aye; and Mrs. Lloyd, aye. The motion was approved.

7. Fence, Patio & Shed – 232 E. Granville Rd. (Craig Fortman) AR 40-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This property is 50-feet wide and 260-feet deep, and is part of the Griswold Heirs Subdivision that was originally platted in 1896. The structure was converted last year from a single-story 860 sq. ft. house to a two-story 2320 square foot house, and a new 480 sq. ft. 2-car garage was constructed on the site.

This application is a request to add several items to the rear yard.

Project Details:

1. A 4’ high black aluminum fence is proposed around the rear of the property. The fence would run from a proposed shed adjacent to the rear of the garage to the north, across the rear and return to encompass a proposed patio adjacent to east side of the garage. The fence is proposed 1’ from the side property lines and 4.5’ from the rear property line.
2. The proposed shed would be 8’ x 12’ in a lean-to style that would be adjacent to the rear of the garage. The structure is proposed with a door on both sides and a window to the rear. It is not clear what the material is, but it would be painted to match the white color of the house and have matching asphalt shingles for the roof.

3. A 25' x 12' patio proposed with Mission Split 8" x 4" Tumbled Clay Brown Flash Pavers is proposed on the east side of the freestanding garage. The patio would be about 2' from the property line.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure. Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible. 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.

Recommendations:

Staff recommended approval of the application after the following were considered/modified:

- Typically fences in Worthington are at the property line due to the difficulty of maintaining property on the outside of the fence, and for marking the line.
- On the west side, the neighbor is also planning a fence along the shared property line, so coordination is needed.
- A shed of this size and placement is appropriate for the property. Identification of the material is needed.
- The patio would be appropriate.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Craig Fortman, 232 E. Granville Rd., Worthington, Ohio, said the shed would be made by Tough Built Sheds. The shed will match the color and LP Smart Siding materials of the house and garage. Mr. Coulter asked if the shed would sit on a foundation or be sitting on 4 by 4's and Mr. Fortman replied the shed would be sitting on steel similar to 4 by 4's on top of gravel. Mr. Coulter asked if there was anyone present that wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY CRAIG FORTMAN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE, SHED AND PATIO AT 232 E. GRANVILLE RD. AS PER CASE NO. AR 40-19, DRAWINGS NO. AR 40-19, DATED APRIL 26, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED TO CLARIFY OR INDICATE THE FENCE WILL MATCH IN COLOR, AND HEIGHT TO THE FENCE PROPOSED TO THE PROPERTY TO THE WEST AND THAT THE SHED COLOR AND SIDING WILL MATCH THOSE ON THE HOUSE.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mrs. Holcombe,

aye; Mr. Foust, aye; and Mrs. Lloyd, aye. The motion was approved.

8. Arbor & Landscaping Details – **158 Medick Way.** (Nicholson Builders/Gasser) **AR 41-19**
(Amendment to AR 19-18 & AR 82-17)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The Medick Estates Subdivision was approved in 1950, creating Medick Way and Tucker Dr. This lot is at the northwest corner of Medick Way and Evening St., being one of three Medick Estates lots that are part of the Architectural Review District due to their adjacency to Evening St. The original house on this lot was constructed in 1951 and demolished down to the foundation last year. A new house is nearing completion, and approval was received last month for minor modifications to proposed fencing, windows and finishes. This application represents a final landscaping plan and the addition of an arbor.

Project Details:

1. A cedar arbor with a gable roof and adjacent fencing with vertical slats in a variety of widths is proposed behind the house and west of the area between the garages. An arbor was previously approved in the same location that had a curved roof and was white.
2. The final landscaping plan shows plantings in the front as well as the rear, and includes deciduous trees, shrubs and perennials. In addition to what is shown on the plan, the applicant agreed to plantings at the north end of the fenced in area on the east side of the house to screen the condensing units.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Maintain and nurture mature trees to prolong their lives. Lawns should be generous but not overly large to contribute to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements should be properly scaled and well-tended. While the architecture is of prime importance in a commercial district such as Worthington's, landscaping of building sites is also important. Landscaping works with other site elements such as paving and street furniture to create the district's sense of high quality.

Many traditional fence types are appropriate for use in Worthington. Earlier examples, typical of early- to mid-19th century homes, include rail fences, vertical board fences, and low masonry walls. From the mid-19th century into the early 20th century, cast and wrought iron fences were very popular, especially in side yards. Select fencing appropriate for the house period and style. Side yard fences should be open in style (avoid solid, opaque fences that block all views) and three to four feet in height.

Recommendation:

Staff recommended approval of this application. The proposed additions are appropriate for this project.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Britain Myers, 5473 Rockwood Rd., said they would be providing screening with larger shrubbery such as boxwood, per the request of the Board members from the previous meeting. He said 99% of the plantings have been decided but the homeowner is struggling with a decision for the last few plantings. The landscape plan has been revised about five or six times already. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY NICHOLSON BUILDERS INC. ON BEHALF OF JANICE GASSER TO MODIFY CERTIFICATES OF APPROPRIATENESS NO. AR 82-17 & 19-18 WITH FINAL ARBOR AND LANDSCAPING PLANS AT 158 MEDICK WAY AS PER CASE NO. AR 41-19, DRAWINGS NO. AR 41-19, DATED APRIL 26, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THE AC UNITS WOULD BE SCREENED.

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

D. Municipal Planning Commission

1. Subdivision - Unfinished

- a. Preliminary Plat – Nine Lot Subdivision – **6560, 6580 & 6586 Worthington-Galena Rd.**
(Brad Gibson) **SUB 03-19**

Mrs. Bitar reviewed the following from the staff memo:

Revised information is in bold below.

Findings of Fact & Conclusions

Background & Request:

This application involves a 4.01-acre property on the south side of Worthington-Galena Rd. made up of Lots 2 & 3 and part of Lot 4 of the Worthington Acres Subdivision. Worthington Acres was created in 1941 and covers a large area along Worthington-Galena Rd. and Schrock Rd. to Proprietors Rd. on the east side. Each of these lots currently contains a single-family home toward the back with access by way of a long driveway from Worthington-Galena Rd. The houses were constructed in the 1950’s and 1960’s, with the westernmost house (6560) being recently renovated, and the easternmost house (6586) identified with “Heller’s Haven” on entry wall signs.

All three parcels are in the R-10 Zoning District as are the properties along Worthington-Galena Rd. to the northeast and southwest. Adjacent to the southwest is a house owned and used by what

used to be the Worthington Baptist Church. The property to the south is Worthington Condominiums in the AR 4.5 Zoning District. Across the street in the C-3 Zoning District are the Worthington Police Department and an office complex.

This is a request to subdivide the 3 adjacent parcels to create 9 single-family lots fronting on a new public street with a cul-de-sac.

Project Details:

1. The Heller's Haven subdivision is being proposed by the owner and resident of 6560 Worthington Galena Rd., Brad Gibson, whose house would be incorporated into the subdivision. The other 2 houses at 6580 & 6586 are proposed for demolition. A real estate agent, engineer and landscape architect are part of the project team.
2. Eight new homes in the \$750,000 to \$1,000,000 range are proposed for the new lots.
3. **A Preliminary Plat is now included.**
4. Exhibit A-1 shows existing conditions, including the structures, topography which slopes down dramatically to the south, trees and existing utilities.
5. Exhibit A-2 is the layout of the proposed subdivision:
 - The new road would extend 311.65' from the centerline of Worthington-Galena Rd. to the center of the cul-de-sac, or about 270' from the front property line. A 50' right-of-way is proposed with a road that is 26' from face of curb to face of curb. The cul-de-sac would have a 38' street radius and a 50' right-of-way radius.
 - Lot sizes range from 0.24 acres in area to 0.73 acres for the lot at the southeast corner. All of the lots would be at least 80' wide, including those at the cul-de-sac which would be measured at the setback line.
 - Setback lines are depicted showing 30' from required front and rear yards and 10' for required side yards. The only exception would be a request to allow for the existing house at about 8' from the rear, as the location was based on that line being a side property line.
 - Curb and gutter would run around the entire street, ending at Worthington-Galena Rd. which does not have gutters.
 - 5' wide sidewalk is proposed about 5' behind the curb along the new street, and an 8' multi-use path would be in the right-of-way at the front of the site. **A right-of-way dedication of 4' to accommodate the path is now shown on the plans.**
6. Grading and utilities are shown on Exhibit A-3:
 - Sanitary sewer is proposed to connect to an existing 8" line on the northeast side of the police property. The sewer would extend across Worthington-Galena Rd. and run adjacent to the frontage of the property to allow connection by the owner at 6590 Worthington-Galena Rd. and the church to the southwest. The new line for the subdivision would extend along the east side of the new street.
 - An 8" water line in Worthington-Galena Rd. would be tapped and extend along the west side of the new right-of-way to provide service to the subdivision.
 - Storm water is proposed to be handled by draining water to the west through pipes and across some surfaces to a 6' 5" deep pond which would then connect to an existing 15" pipe in the right-of-way. Screening, mounding and lifesaving equipment are proposed with the pond, and a guard rail may be required. **Additional plantings are now included around the pond.**

- Trees are addressed on Exhibits B-1 through B-3:
 - Existing trees are shown on B-2, with the species, size, condition, total inches preserved, and total inches removed on B-3. The information is based on trees 6” or greater at breast height as is required by the Code. The preserved trees would mainly be around the perimeter of the site. **The plan has been updated with additional tree removals and a 25’ wide no disturbance zone is now included.**
 - Sixteen 2” caliper Frontier Elm street trees are proposed along the new street.
6. **A variance is needed to allow a pond per the regulation in Code Section 1147.01.**

Land Use Plans:

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan encourages redevelopment that creates a life-span community. This includes creating housing products that will attract young professionals and maturing adults so they can “live in place” in Worthington. Well-designed housing products catering to these groups should be sought and supported. Any new housing development should be well integrated and connected with the community. The City should encourage and facilitate the maintenance and vitality of the existing single-family neighborhoods. Most of the housing stock is at least 30 years old an age when long-term maintenance is critical. Standard expectations for house space arrangements have changed since Worthington's homes were built so renovation may be necessary to remain competitive in the Central Ohio market.

Interconnection is critical to creating a community and bringing people together. Neighborhoods are created because they are connected and woven together. Worthington was established to be a strong community. To achieve this, it is imperative that all of the City’s neighborhoods, parks, schools, and activity centers are interconnected with sidewalks and linked into the bike path system. This means that every public road should have at least a sidewalk or pathway on one side, and major roads should include a bikeway. Developments should have multiple public road connections – cul-de-sacs and single access points should be a last resort. New single-family, detached homes should only be built to infill vacant lots in existing neighborhoods, replace existing ones, or as a small buffer for a larger mixed-use development project. The Worthington Galena Road parcels west of the Worthington Christian School would make a good site for infill residential development. Improved sidewalks and bike path along this road would strengthen these connections.

Worthington Code

Chapter 1101 - Subdivision Platting Regulations

Recommendation:

Staff recommended approval of this application based on the following:

1. The proposed subdivision meets the dimensional requirements of the Code.
2. Pedestrian and bicycle facilities along the new street and Worthington-Galena Rd. would be appropriate based on the City’s goal for interconnection. Timing of the multi-use path placement must be determined.
3. Although this proposal is not part of a larger multi-use project, the location would provide new high-end houses adjacent to commercial and multi-family residential uses.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Todd Faris, 243 N. 5th St., Columbus, Ohio; and Mr. Ben Siembida, 2400 Corporate Exchange Dr., Suite 120, Columbus, Ohio. Mr. Faris said they made some modifications to the plan, such as the addition of the four-foot Right-of-Way, and they are willing to put the pathway in now or pay funds into it later. Mr. Faris said Mr. Siembida has done extensive engineering work looking at the grade and looking at the pond to get it deeper. They have also added some buffer landscaping around the pond. He said he did not have a problem with the no disturbance zone. Mr. Faris said he understood the time limit for exterior construction to be between 7:00 a.m. and 7:00 p.m. Mr. Foust asked if the time limit was five days a week or seven, and Mrs. Bitar said seven. She said a neighbor from across the ravine made the request, and that is something that has been done in the past, but it is not part of the City's Code. Mrs. Bitar mentioned someone had requested a fence be built around the pond. Mr. Siembida said he heard the discussion earlier that fences were undesirable in the area, and anytime he built a pond he liked to use natural features instead of a fence. There would not be any hardscapes around the pond to welcome people to wander around the pond. He said for the pond itself, there would be features such as a safety bench that is right at surface level in the event someone would stumble into the pond, like a landing strip, so people could catch themselves from falling into further depths of the pond.

Mrs. Holcombe asked what would prevent someone slipping from ice into the pond. Would there be any trees or vegetation to prevent that? Mr. Siembida said the pond itself would be sixty-five feet away from the road and there would be a mound of earth between the pond and the road to act as a natural barrier, instead of a guardrail. Mr. Brown explained the City's Engineer, Mr. Dan Whited, had looked at the plan, and with the addition of the multi-use path and Right-of-Way, and once they came back with additional street trees along Worthington-Galena Road and an additional buffer around the pond, he felt a little better comfort level about people that would be walking or driving past the area. Mr. Foust asked if the City's Code does not permit ponds in residential areas, would the City face a legal liability if someone was injured at the pond? **Mrs. Bitar's response was unclear.** Mr. Foust asked where the pond would drain? Mr. Siembida said the pond would drain into existing storm water sewers along Worthington-Galena Road, as opposed to the creek bed behind the pond. Mr. Foust said when they looked at the development to the north a few years ago, there were questions about utilities extending into the rear which was resolved with a lift station on the front and he asked if there was any of that concern for this project. Mrs. Bitar replied no, the sewers will be able to connect across the street. She said there was a request from someone at the last meeting claiming the lift station had broken and people had basements backed up. Mr. Brown said at the last meeting with City Administration and Mr. Whited from the Public Service Department, and he explained the request by the residents of McBurney Place to connect to the sewers. Mr. Whited felt the residents of McBurney Place would have to join together to pay for that connection, to dismantle the lift station and connect to where the current applicant has proposed.

Mr. Benton Benalcazer, 4741 Tussic St., Westerville, Ohio, said Ben Gibson owns two of the properties, but he would have to check with the attorneys working on the project. He thought they were about to be in contract for the third property.

Mr. Foust thought there was one house being isolated between two cul-de-sacs. Mrs. Bitar

explained the homeowner was at the last meeting and she was okay with the project, her only concern was storm water. She had problems with storm water from the last development and wanted to make sure that would not happen again. Mrs. Bitar said the developers tried to purchase all or part of her property and possibly reconfigure the subdivision, but the homeowner had no interest in selling the property.

Mr. Foust said several years ago, on the far side of the Olentangy River, there was a subdivision that was planned, but hung up for several years. He remembered a discussion about a rear yard setback being up against a side yard setback on a large single-family lot, and asked Mrs. Bitar if there would be any of those issues with this project. Mrs. Bitar said the only lot that would be an issue for would be the existing house that was staying. She said rather than a 30-foot rear yard there would be an 8-foot side yard distance. Mr. Coulter asked if there would be other variances needed besides the one for the pond and Mrs. Bitar said no. Mr. Foust said they have had City Council members that have pushed very hard for sidewalks and wanted to know if there was a multiuse path planned for this subdivision. Mrs. Bitar explained an eight-foot multiuse path was planned for the subdivision along Worthington-Galena Road. She said as far as the new street that comes in, a five-foot sidewalk would be around the entire street and they felt that met City Code. Mr. Foust asked who would be responsible for paying for the path and Mr. Brown explained the developer would be responsible for the path. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application.

Mr. Rick Wertz, 6571 Hawthorne St., Worthington, Ohio, said he did not have a for or against opinion, but asked about what the purpose of the pond was. Mr. Coulter explained the pond was needed for storm water retention. Mr. Brown explained the pond also ties back to E.P.A. mandates also for storm water.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY BRAD GIBSON FOR APPROVAL OF A PRELIMINARY PLAT TO DIVIDE THE PROPERTY AT 6560, 6580 & 6586 WORTHINGTON GALENA RD. AS PER CASE NO. SUB 03-19, DRAWINGS NO. SUB 03-19, DATED APRIL 26, 2019, 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.

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

E. Other

Mr. Coulter asked if there was anything else to discuss. Mr. Brown explained Boundless extended an invitation for a housewarming gathering the night of the next ARB-MPC meeting, Thursday,

May 23, 2019, from 5:00 p.m. to 6:30 p.m. Mr. Brown further explained letters regarding Stafford Village keep coming in and they would be posted on the City's web page.

F. Adjournment

Mrs. Holcombe moved to adjourn the meeting, seconded by Mr. Foust. The meeting adjourned at 8:57 p.m.