



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
January 23, 2020

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; Edwin Hofmann; David Foust; and Richard Schuster. Also present was Worthington City Council Representative Scott Myers; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator. Commission member Thomas Reis, Vice-Chair, was absent.

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the December 12, 2019 & January 9, 2020 meetings

Mr. Schuster moved to approve the minutes, and Mr. Foust seconded the motion. All Board members voted, "Aye," and the minutes were approved.

4. Affirmation/swearing in of witnesses

C. Architecture Review Board – New Business

1. Wall Sign – **2245 W. Dublin-Granville Rd.** (Gayle May of Midwest Graphics/NovaCare Rehabilitation) **AR 05-2020**

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Final approval was given for Linworth Crossing in 2015, and Sign Criteria were developed

and approved in 2016 (see Land Use Plans below). Inclusion of a logo as part of a tenant wall sign requires approval from the ARB.

NovaCare Rehabilitation is locating in Suite 110, which is a larger suite in Building A, and would like to install a logo as part of its sign.

Project Details:

1. The sign is proposed to have black ¼” thick letters consisting of 22.25” high “NovaCare” lettering above 8.5” high “REHABILITATION” lettering.
2. To the left, a 35.3” diameter circle in green with a raised dove in white is proposed.
3. Total sign area would be about 46 square feet.

Land Use Plans:

Linworth Crossing Development Plan

Approved Sign Criteria per the Development Plan:

- Tenants in a space with a larger sign band are permitted 56 square feet of sign area.
- Maximum character height is 24”.
- Black gooseneck LED lights will be above all signs.
- All signs will consist of 1 ½” thick non-illuminated dimensional letters and logos, centered in the sign band area. The font style can vary.
- The proposed color palette for the signs is red (PMS #7621); blue (PMS #541); green (PMS #561); and PMS Black C.
- Proposed logos must be approved by the ARB.

Recommendation:

Staff recommended approval of this application, conditioned on the letters and logo being 1 ½” thick and the green matching the approved PMS #561.

Discussion:

The applicant, Gayle May of Midwest Graphics on behalf of Novacare Rehabilitation, 6740 Huntley Rd., Worthington, Ohio, arrived later in the meeting and the request was discussed at the end of the ARB agenda. Ms. May said the material has already been fabricated as quarter inch aluminum, and the business intends to open next Saturday so they would like to have their sign up. She explained they could do a recessed mount where the sign would come out from the building a little bit, otherwise they would have to re-fabricate to an inch and a half material. Mrs. Bitar asked if the aluminum could be mounted to a different material and then mounted on the wall. Ms. May said they considered that and could do that, and the price would be about the same as re-fabricating to an inch and a half. She said she has done several site visits and she saw mostly painted pvc. Ms. May said she was trying to do what was best so her clients can get their business opened. She asked if they could install the sign temporarily, and then replace the sign with the approved letters and logo as soon as ready. Mrs. Bitar asked if the client was willing to do that and Ms. May said yes. Ms. May gave a sample of the material to Mrs. Bitar.

Mr. Hofmann asked if there was a time frame for the new sign to be constructed and Ms. May said she would be making the sign locally and it would take a couple of weeks to be ready. Mrs. Bitar asked about the logo and Ms. May said the logo was very heavy, weighing 36 pounds, and made

of aluminum. She said they figured out a way to install it where they would drill through the logo to attach to the building. She felt the designer who made the logo did not realize what the façade was like. Ms. May said she told her client how heavy the sign was but the client was willing to pay for two signs just to get one up for the opening, and then replace with the permanent sign in two weeks. Ms. May said logos can be deceiving and she could not promise all the letters would be one- and one-half inches, some may be one and one quarter inch, or even one-inch thickness. All the letters would be flush. She said the one- and one-half inch material was very difficult to source. Most material is no larger than one inch. Mrs. Bitar said the architect and the developer determined the specifications. She said they were looking for a richer look than just flush letters. Mr. Hofmann explained if most of the other tenants have all abided by the specs, and one applicant wants to do something different, then that opens the door for the next person to do something different. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY GAYLE MAY OF MIDWEST GRAPHICS ON BEHALF OF NOVACARE REHABILITATION FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A WALL SIGN AT 2245 W. DUBLIN-GRANVILLE RD. , SUITE 108, AS PER CASE NO. AR 05-2020, DRAWINGS NO. AR 05-2020, DATED JANUARY 3, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE QUARTER INCH THICK SIGN CHARACTERS MAY BE TEMPORARILY INSTALLED UNTIL FEBRUARY 29TH, 2020, WHILE A ONE AND ONE HALF INCH THICK SIGN THAT MEETS THE CRITERIA BE FABRICATED AND THAT THE SIGN MAY BE RETAINED AS LONG AS A ONE AND ONE QUARTER INCH BACKING MADE OF PVC OR SIMILAR MATERIAL BE APPLIED AND THAT ALL RETURNS WILL BE BLACK SO THE END RESULT IS A ONE AND ONE HALF INCH LETTER.

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

2. Modifications to Previously Approved Patio – **6699 N. High St.** (Schoedinger Funeral and Cremation Services) **AR 06-2020** (Amendment to AR 72-19)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The current Schoedinger mortuary and parking was approved in 1993 and opened to the public in 1994. A request to add an exterior deck was approved in July of 2019. The idea was to add an outdoor area that would connect to a remodeled interior space for use by families experiencing a

loss. This application represents a modified version of that plan that was designed to reduce costs, with differences described with **bold** text.

Project Details:

1. The proposed deck area was roughly 44' x 37' **and now would be 32' x 20'**. The deck would be located on the west side of the building at the south end. The deck is designed with a wood frame and proposed with Azek for the flooring, fascia, skirting and a **36" to 42" railing based on building code requirements**. The color for the Azek is proposed as Coastline which is a light gray with the look of faded cedar. Access to the deck would be by way of **steps** on the **north** side and through two new French doors from the existing building. A "See-through" fireplace **was** proposed on the wall between the new doors, **but is no longer included in the plans**.
2. **One** 20' wide mechanical awning is proposed to attach to the building. The awning could extend out 11'8" from the wall when needed. The awning color would be charcoal tweed and the hardware is proposed as cream enamel over aluminum.
3. **The overhead door proposed on the building at the north end of the deck that led to the interior bar is no longer included.**
4. Light fixtures are proposed mounted to the building next to the doors. Each fixture could accommodate four 60 – 120 watt candle style bulbs.
5. Sofas, chairs end tables and bar stools with tables are proposed. The illustration indicates the furniture is dark wicker, with neutral pillows and red and blue ceramic tables.
6. **A new window that was proposed on the south side of the building has been eliminated.**

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Use traditional window sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements. Use simple door and trim designs compatible with both the building and with adjacent and nearby development. Decks and patios should be limited to the rear of buildings. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The plan recommends promoting a high-quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development.

Recommendation:

Staff recommended approval of this application. The proposed design and materials continue to be complementary to the existing building with the revised design.

Discussion:

Mr. Coulter asked if the applicant was present. Randy Schoedinger, 6699 N. High St., Worthington, Ohio, said their eyes were bigger than their budget so they had to make some changes to their previously approved plans. Since the addition would be smaller, they would be saving some of the parking spaces too. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY SCHOEDINGER FUNERAL AND CREMATION SERVICES TO AMEND CERTIFICATE OF APPROPRIATENESS AR #72-19 WITH CHANGES TO THE PROPOSED DECK TO THE REAR OF 6699 N. HIGH ST., AS PER CASE NO. AR 07-2020, DRAWINGS NO. AR 07-2020, DATED JANUARY 10, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- 3. Wall Sign – **2285 W. Dublin-Granville Rd.** (Signcom, Inc./Move Fitness Studio)
AR 07-2020

Mrs. Bitar reviewed the following from the staff memo:

Background & Request

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Final approval was given for Linworth Crossing in 2015, and Sign Criteria were developed and approved in 2016 (see Land Use Plans below). Inclusion of a logo as part of a tenant wall sign requires approval from the ARB.

Move Fitness Studio is planning to locate in Suite 121 and is requesting approval of a sign with a logo.

Project Details:

- 1. A 24” high black round logo with “Move” lettering is proposed. To the right side, 5.12” high “FITNESS” lettering in PMS #541 blue, and 4” black “STUDIO” lettering are proposed.
- 2. Sign area would be 17.75 square feet.
- 3. The characters are proposed as 1 ½” thick and would be stud mounted to the sign band.

Land Use Plans:

Linworth Crossing Development Plan

Approved Sign Criteria per the Development Plan:

- This tenant space is permitted up to 28 square feet of sign area.
- Maximum character height is 24”.
- Black gooseneck LED lights are above all signs.
- All signs will consist of 1 ½” thick non-illuminated dimensional letters and logos, centered in the sign band area. The font style can vary.
- The proposed color palette for the signs is red (PMS #7621); blue (PMS #541); green (PMS #561); and PMS Black C.
- Proposed logos must be approved by the ARB.

Recommendation:

Staff recommended approval of this application, as the proposed sign met the established criteria and the logo was appropriate.

Discussion:

Mr. Coulter asked if the applicant was present. Dustin Carson, 2285 W. Dublin-Granville Rd., Worthington, Ohio, said the sign met the required specifications. Mr. Hofmann clarified the height of the letters on the sign. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application.

Ms. Gayle May, Midwest Graphics, asked about the material required for the signage. Mrs. Bitar explained most of the tenants have used an HDU or PVC type of material as long as the letters have the right profile.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY SIGNCOM INC. ON BEHALF OF MOVE FITNESS STUDIO FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A WALL SIGN AT 2285 W. DUBLIN-GRANVILLE RD. , SUITE 121, AS PER CASE NO. AR 07-2020, DRAWINGS NO. AR 07-2020, DATED JANUARY 10, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND CLARIFIED THAT THE SIGN LETTERS WOULD BE ONE AND ONE HALF INCHES THICK.

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

4. Wall Sign – 693 ½ High St. (Outdoor Space Design) AR 08-2020

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This commercial building was constructed in the early 20th century and has mainly housed retail on the first floor, with a mix of personal services and office on the second floor. The upstairs spaces at 693 ½ have housed a number of users, many of whom have had signage at the first-floor level by the entry door.

This applicant is proposing location of a wall sign by the north entrance to the upstairs space.

Project Details:

1. A 10" x 22" wall sign is proposed east of the blue entry door, and below the existing College Bound Advantage sign which is the same size.
2. The new sign would be constructed of sandblasted HDU and would identify "OUTDOOR SPACE DESIGN". The proposed sign would have a white background with a raised logo consisting of a gray background and a white tree, and gray and green raised text.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

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

Recommendation:

Staff recommended approval of the proposed sign. The material should look like wood and be in character with the building and Old Worthington.

Discussion:

The applicant, Will Lehnert, 289 W. Weisheimer Rd., Columbus, Ohio, came forward. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Schuster moved:

THAT THE REQUEST BY OUTDOOR SPACE DESIGN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 693 ½ HIGH ST., AS PER CASE NO. AR 08-2020, DRAWINGS NO. AR 08-2020, DATED JANUARY 10, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

D. Municipal Planning Commission

1. Amendment to Development Plan

Mrs. Bitar reviewed the following from the staff memo:

- a. Building Modifications – **300 E. Wilson Bridge Rd.** (MedVet Medical & Cancer Center for Pets) **ADP 01-2020**

Findings of fact & Conclusions

Background & Request:

The building at 300 E. Wilson Bridge Rd. was constructed in 1979 along with the neighboring building at 250 E. Wilson Bridge Rd. MedVet purchased and renovated the 300 property in 2002 and has periodically made changes to the building to accommodate growth. In 2015, MedVet purchased the building to the east at 350 E. Wilson Bridge Rd. The relocation of non-clinical operations to that building has freed up space to expand clinical services in the 300 building. In 2018, an elevator/stair tower was added on the west side of the building to provide better access for outpatient clinical services in the building.

This request also involves the addition of an elevator/stair tower, but on the east side of the building, to provide internal access for the expansion of MedVet's surgical suite. Also, a new generator and enclosure are proposed.

Project Details:

1. An 872 square foot elevator/stair tower is proposed on the east side of the building toward the south end. The outside wall would be 35'4" from the property line. Approximately 15,445 square feet of interior space is proposed to be remodeled to house 10 new operating rooms and associated support spaces, and future areas for dentistry and endoscopy. The exterior wall cladding on the existing building is EIFS (exterior insulation finishing system), and the new structure would be finished with a matching material. Windows are proposed on the north, south and east sides to match the other windows in the building.
2. A new generator and enclosure are proposed on the east side of the building at the north end. The 6' wood fence enclosure would be 19'3" from the property line. A variance would be required for placement of the generator and enclosure closer than 30' from the property line.

Land Use Plans:

2005 Worthington Comprehensive Plan

This area is designated as the commercial office center of Worthington. The advantage of this area is the freeway visibility and access. Reinvestment in the existing buildings is encouraged to make the buildings more competitive in the marketplace.

Chapter 1175.02 Integrated Institutional Office & Industrial Uses

(c) Design Regulations. The following regulations shall apply to office, research and restricted industrial developments in "C-3" and "I-1" Districts.

- (1) Building heights. No building shall exceed three stories or forty-five feet in height, except as modified by Section [1149.04](#).
- (2) Yards. No building shall be less than thirty feet distant from any boundary of the tract on which the office, research or industrial development is located. Loading, parking and storage shall be permanently screened from all adjoining properties located in any "R" District by building walls, or a solid wall or compact evergreen hedge at least six feet in height. All intervening spaces between the street pavement and the right-of-way line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times.
- (3) Tract coverage. The ground area occupied by all the buildings shall not exceed in the aggregate thirty-five percent (35%) of the total area of the lot or tract.

When an applicant wishes to make modifications following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council.

Recommendation:

Staff recommended approval of this application, as the proposal was designed appropriately for the building and the project is a welcome investment in the corridor.

Discussion:

Mr. Coulter asked if the applicant was present and Lynn Wakerley, Director of Real Estate for MedVet Associates, 300 E. Wilson Bridge Rd., Worthington, Ohio. She said their building does not currently have a generator. They have an electric generator that they fire up when they lose power, but that can be tricky when they are doing surgeries. Ms. Wakerley said they would be moving surgery suites to the second level so they do not want to trip over extension cords. She said after moving the surgery suites they would be renovating the first floor in phase three. Mr. Foust asked if the motion could include the generator testing time between Monday through Friday between 8:00 a.m. and 5:00 p.m. 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 MEDVET MEDICAL & CANCER CENTER FOR PETS TO AMEND THE DEVELOPMENT PLAN BY CONSTRUCTING AN ADDITION AND ADDING A GENERATOR AT 300 E. WILSON BRIDGE RD. AS PER CASE NO. ADP 01-2020, DRAWINGS NO. ADP 01-2020, DATED JANUARY 9, 2020, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED TO REQUIRE ANY TESTING OF THE GENERATOR TO BE DONE DURING 8:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY.

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

Mr. Coulter explained the generator and enclosure would need to be approved by City Council because of its proximity to the side property line.

E. Other

Mr. Myers said Stafford Village would be introduced on February 3, 2020, and Council will hold the public hearing on Tuesday, February 18, 2020.

Mr. Myers said he and Council President Bonnie Michael met with representatives of Lifestyle Communities (LC). Mr. Myers asked if a plan was ready and why three years had passed before hearing back from them. They said there was no plan at this point and a lot of other things were going on in the company, including a change of staff. Mr. Myers told them the plan and execution better be different if they are going to move forward with a project in Worthington. Mr. Myers explained to the representatives there is a process that should be followed of going to staff, the ARB and the public. He said there was no timeframe given and felt the LC representatives were very non-committal. Mr. Myers felt they just wanted to reach out and start forming a new relationship.

Mr. Brown said has continued discussions with OhioHealth. He said two years ago there was 20,000 square foot office building proposed. The day the application was to be heard by the Board; it was withdrawn because of the Conference Center purchase. Mr. Brown said he was expecting an application from OhioHealth within the next month to rezone the portion of the property at Larrimer Avenue and High Street that are currently zoned other than commercial, and then eventually create a development plan for that part of the site. A 60,000 square foot office building has been discussed with parking to the rear. Mr. Brown said they have been told screening would be key for the existing residences. He also felt there would be an opportunity to add streetscape features.

Mr. Brown said the Shops at Worthington Place was sold in December 2019 to group called Direct Development outside of Dallas, Texas. There could be some applications coming in for re-development on the north side of the mall and possibly some office development, class A office space that would front the Old Wilson Bridge Road part of the property. Mr. Myers explained they may want to reconfigure the west side of the mall for medical office use, but it could be a year or two before we see anything happen.

Mr. Brown commended the MPC for its work with the Stafford Village project, thanking them for their time and effort. He also mentioned there have been revisions for the proposed Tru hotel that Mr. Hofmann and Mr. Foust had seen. Mr. Brown thanked ARB members again for all of their time.

Mr. Brown said the Groundhog Day Breakfast would take place on Tuesday, February 4, 2020, at 7:00 a.m. at Brookside Country Club.

Mr. Myers said Council is hoping there will be a new ARB member by the beginning of March.

F. Adjournment

Mrs. Holcombe moved to adjourn the meeting and Mr. Schuster seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 8:02 p.m.