

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

July 28, 2011

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair, James Sauer, Vice-Chair; Kathy Holcombe, Secretary; Chris Hermann; Mikel Coulter, Amy Lloyd, and Jo Rodgers. Also present were Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; Scott Myers, Worthington City Council Representative for the Municipal Planning Commission and Melissa Cohan, Paralegal.

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of July 14, 2011.

Mrs. Lloyd moved to approve the minutes and Mr. Coulter seconded the motion. All members voted “aye”. Mr. Hunter said they have been approved.

4. Affirmation/swearing in of witnesses.

**B. Architectural Review Board**

**1. Unfinished**

- a. Scoreboard Amendment – **300 W. Dublin-Granville Rd.** (Worthington City Schools)  
**AR 55-11** (Amendment to AR 33-11)

Discussion:

Mrs. Bitar reviewed the facts from the application. The Architectural Review Board (ARB) approved the painting of the rear of the scoreboard green at the April 28<sup>th</sup>, 2011, meeting. The applicant would now like permission to leave the scoreboard metal colored, or paint it blue, which is one of the school’s colors. The trees behind the new scoreboard may not survive construction so the applicant is asking for guidance for planting trees as well.

Mr. Hunter asked if the applicant was present. Mr. Tim Gehring approached the microphone and stated that his address is 200 E. Wilson Bridge Rd., Worthington, Ohio. Mr. Gehring said that if the sign has to be painted, it makes more sense to paint the back of the sign blue, because blue is

one of the school's spirit colors. The front of the sign will already be blue, and they would just continue the same color around to the back of the sign. Mrs. Holcombe asked Mr. Gehring if the green color that was already approved would have cost the school extra money, and Mr. Gehring said yes. Mr. Sauer asked how much bigger the new scoreboard would be, and Mrs. Lloyd said she believed the new scoreboard will be two and a half times the height of the old scoreboard.

Mr. Hunter asked Mr. Gehring to let the trees remain until they die, but also add trees. Mr. Gehring said the school would like to add two trees in the back and three trees on the side. Mrs. Rodgers asked what type of trees would be planted and Mr. Gehring said six to eight foot pine trees would be planted. Mr. Myers said that blue paint will look great next to the new turf.

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

Findings of fact:

1. When the new scoreboard for the high school athletic field was approved, a condition of approval was painting the rear of the scoreboard green. The applicant is now asking for permission to paint it blue.
2. The back of the scoreboard does not have a smooth, flat surface.
3. The evergreen trees that screen the existing scoreboard may not be as tall as the proposed scoreboard, and may be in danger of damage during installation of the new scoreboard.

Conclusions:

1. Painting the back of the scoreboard, including the supporting structure, blue is appropriate for school spirit.
2. The planting of additional evergreen trees is appropriate.

Mr. Hermann moved:

**THAT THE REQUEST BY THE WORTHINGTON CITY SCHOOLS FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS #33-11 BY CHANGING THE BACK OF THE SCOREBOARD AT 300 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 55-11, DRAWINGS NO. AR 55-11, DATED JULY 1, 2011, WITH THE UNDERSTANDING THAT THE ENTIRE REAR OF THE SCOREBOARD, INCLUDING THE SUPPORTING STRUCTURE, BE PAINTED BLUE AND NEW TREES WILL BE PLANTED, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

2. New

a. Addition – **280 Franklin Ave.** (Jeff Thornton) **AR 57-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant is requesting permission to build a 22' foot addition to the rear of the house that will include a family room, covered porch, patio and steps for basement access. A fire pit is also proposed. Mrs. Bitar said that staff did not find any problems with the application.

Mr. Hunter asked if the applicant was present. Mr. Jeff Thornton approached the microphone and stated he lives at 280 Franklin Ave., Worthington, Ohio. Mrs. Rodgers asked if the new addition would have the same color of asphalt shingles as the rest of the house and Mr. Thornton said yes. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward. Mr. Brett Holland approached the microphone and stated he lives at 243 Franklin Ave., Worthington, Ohio. Mr. Holland said he is Mr. Thornton's neighbor and he is fully supportive of this project. There were no other speakers.

Findings of fact:

1. A rear addition is proposed for this house that will include a family room, covered porch, patio, and steps with a rail for basement access.
2. The proposed family room is 18' wide by 22' deep. A fireplace with a stone veneer chimney is proposed for the east side. The same stone will be used for the foundation. Aluminum clad wood windows are proposed on the west and north sides of the structure. Six inch fiber cement lap siding is proposed for the addition and the existing house. New dimensional asphalt shingles are proposed for the addition. An arbor will extend on the north side of the addition, above a proposed stairwell to the basement. A metal railing will guard the steps.
3. In the area northeast of the existing house and addition, a covered porch is proposed. The roof will be supported with fiberglass columns. A patio will extend beyond the porch and include a fire pit.

Conclusion:

1. The proposed addition is appropriate for this house.

Mrs. Holcombe moved:

**THAT THE REQUEST BY JEFF THORNTON FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 280 FRANKLIN AVE. AS PER CASE NO. AR 57-11, DRAWINGS NO. AR 57-11, DATED JULY 12, 2011, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

b. Fencing – **50 W. Stafford Ave.** (Alyssa Harris) **AR 67-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like permission to install a fence to screen an air conditioning unit, and trash cans storing recyclables on the east side of the house. Mr. Hunter asked if the applicant was present. Mr. Sean Harris approached the microphone and stated that his address is 50 W. Stafford Ave., Worthington, Ohio. Mr. Stafford said that the fence will be 4' ft. high. Mr. Sauer asked if Mr. Harris would be painting the fence, and Mr. Harris said no, his intentions were to leave it natural cedar, but he's open to suggestions. Mr. Hunter asked Mr. Harris if the lattice was wide or standard because it was difficult to tell from the picture. Mr. Harris said the lattice is standard size. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. An "L" shaped section of fencing is proposed to screen the existing air conditioner and trash cans stored on the east side of the house near the driveway. The enclosure will extend 30" from the house and 128" to the north.
2. The proposed enclosure will be constructed of cedar and will be lattice style.

Conclusion:

1. The proposed enclosure should help with screening, and along with existing shrubbery meet the Code requirement for screening air conditioning units.

Mrs. Rodgers moved:

**THAT THE REQUEST BY ALYSSA HARRIS FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A FENCE AT 50 W. STAFFORD AVE. AS PER CASE NO. AR 67-11, DRAWINGS NO. AR 67-11, DATED JULY 15, 2011, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

c. Fencing – **615 Hartford St.** (Marilyn Kling) **AR 68-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to install a 6' foot solid fence, with the top 1' being lattice style, along her north property line for privacy and security reasons. Mrs. Bitar said solid fences are discouraged in the Design Guidelines for the Architectural Review District. Mr. Hunter asked if the applicant was present. Ms. Marilyn Kling approached the microphone and stated her address is 615 Hartford St., Worthington, Ohio. Along with Ms. Kling was her attorney, Mr. Michael Shaeffer.

Mr. Shaeffer stated he received a copy of the letter regarding the neighbor's concerns, and that he and his client have addressed most of the issues. Mr. Shaeffer said if the fence was approved they would not cut down any trees. Ms. Kling is getting light spillage from the Church's parking lot which is next door to her property. The tall fence would not only prevent the light from spilling onto her property, but it would also protect her from the neighbor's large dog. Ms. Kling said her neighbor's dog gets very excited when she is outside, and it has a very deep voice which scares her. Ms. Kling has a very small dog, and she is concerned for her dog's safety too. Ms. Kling said she lives alone and she would feel more secure with a fenced yard. She said the fence she picked out matches some of the other fences in the neighborhood.

Mr. Hermann said the guidelines state that the fences should be no higher than 4' feet. Mr. Hunter said that he is unable to support the application the way it is.

Mr. Hunter asked if there were any speakers present that wanted to discuss this application. Mr. Harvey Minton approached the microphone and stated he lives at 617 Hartford St., Worthington, Ohio. Mr. Minton said he lives next door to Ms. Kling, and has learned a few things since talking with her. He said he heard she has proposed adding copper tops to the fence, and he feels that is an improvement, but he's still concerned about the vegetation and has asked for a boundary survey. Mr. Minton also brought in photographs of the back of his property which borders the property of Ms. Kling. The first photograph demonstrated how Mr. Minton enters his property on the south side of his house, and the location of his patio which is on the south side of his driveway. He showed pictures of a big tree, approximately 2' feet wide that could possibly be affected by the new fence. There were several other pictures of vegetation shown. Mr. Minton said the type of fence proposed is better suited with a bungalow style of house, and Ms. Kling's house is more of a Colonial style. Mr. Minton said the type of fence proposed is not complimentary to the property. Mr. Minton suggested a wire type of fence that is possibly 3' or 4' feet high.

Mr. Minton said that Ms. Kling's application did not give much detail about the fence which would be located near his patio. He was concerned if she used rough wood it could cause splintering on his side. Mr. Minton said he is opposed to the big fence. He said they are caring for their daughter's German Shepherd, Even though the dog is large and has a deep voice, he is actually a very caring and sensitive dog, and would not hurt anyone. Mr. Minton requested the Board table the application until more details are available. Mr. Minton said the fences in

Worthington are complimentary to their properties and the trees also give a special feeling to the community. He did not want to see the charm of Worthington disturbed.

Mr. Hunter asked Mr. Shaeffer if they were certain no trees would be disturbed, and Mr. Shaeffer confirmed the trees would not be destroyed. Mr. Paul Roger of Lee's Fencing, approached the microphone and stated he would be installing the fence at 615 Hartford Street. Mr. Rogers said the fence would be installed inside of the tree line. Mr. Roger also stated that a wire fence would not be in compliance with the design guidelines either. Mr. Hunter said that typically a 4' foot picket style of fence is a standard type of fence between neighbors. It provides security for animals to a degree but it's not intended to be a cage.

Mr. Roger asked the Board to consider Ms. Kling's safety. Mr. Hunter said the Board is not a court to solve property disputes between neighbors. Ms. Kling said she is very frightened by the neighbor's dog. Mr. Shaeffer asked the Board for permission to table their application so they could explore more fencing options.

Mr. Sauer moved to table the application. Mrs. Holcombe seconded the motion. All members voted to table the application.

d. **Window & Door Replacement – 251 W. Dublin-Granville Rd.** (Mike Blanchard)  
**AR 60-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to replace seven windows, and add a full view storm door on the front of the house. Mr. Hunter asked if the applicant was present. Mr. Kahler approached the microphone and stated that his address is 251 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Sauer asked Mr. Kahler if the replacement windows on the back of the property would conform to the rest of the house and Mr. Kahler said yes. Mr. Kahler said the windows he is replacing are out of date, and inefficient. Mr. Hermann asked about the replacement window that is glass block. Mr. Kahler said the glass block is for the window in the basement bathroom. The glass block will provide more security and obscure the view. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Seven windows and the front storm door are proposed to be replaced. The existing windows are aluminum and the proposed are vinyl.
2. Most of the proposed windows will match the existing windows on the front of the house that were replaced at some point, and are not divided. One of the four windows under the rear deck is proposed to be glass block.
3. The storm door on the front of the house will be replaced with a full view door..

Conclusion:

1. The proposed replacements are appropriate.

Mrs. Rodgers moved:

**THAT THE REQUEST BY MIKE BLANCHARD FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AND A STORM DOOR AT 251 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 60-11, DRAWINGS NO. AR 60-11, DATED JULY 13, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

- e. New Sign and Awnings – **679 High St. (Toyville) AR 65-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. A new toy store will be moving into the same building where HER Realtors is now located, in the Kilbourne Commercial Building. The applicant would like to have a different colored awning than what was approved for HER Realtors. The applicant would like to have a blue awning that matches the color of their sign. The sign includes a train design which consists of red, white, blue and yellow.

Mr. Hunter asked if the applicant was present. Mr. Gary Naumann approached the microphone and stated the business address is 679-A High St., Worthington, Ohio. Mr. Sauer asked Mr. Naumann if the shutters are to remain the same green color and Mr. Naumann said yes. Mrs. Rodgers said she was struggling with different colored awnings since the maroon was already approved. She did not think that the blue colored awning would look that good next to the other maroon awnings. Mr. Naumann said he wanted something vibrant that would match the toy store sign, because children relate to primary colors. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. A new toy store is locating in the southern portion of the Kilbourne Commercial Building, adjacent to HER which is in the northern 2/3 of the building. Signage was previously proposed for this location in conjunction with the HER approval. Burgundy and white square projecting signs and awnings were approved.
2. The new tenant would like the ARB to consider signage and colors that go with the proposed business. The projecting sign includes a train design, and makes use of red, white, blue and yellow colors. The proposed awning is blue with yellow lettering on the front saying

“Toyville.” The 1’7” x 2’6” sign will be mounted on a black decorative bracket that will extend 36” from the building.

Conclusion:

1. The proposed sign and use of brighter colors are appropriate for this type of store in this location.

Mrs. Lloyd moved:

**THAT THE REQUEST BY TOYVILLE FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A PROJECTING SIGN AND AWNING AT 679 HIGH ST. AS PER CASE NO. AR 65-11, DRAWINGS NO. AR 65-11, DATED JULY 15, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

- f. Additions – 243 Franklin Ave. (Brett Holland) AR 66-11

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to expand the kitchen area of his home, and add a two-story addition to the rear of the building. Visibility of the additions will be limited. Mr. Hunter asked if the applicant was present. Mr. Brett Holland approached the microphone and stated that he lives at 243 Franklin Ave., Worthington, Ohio. Mr. Holland said the roof on the addition will match the rest of the house. Mr. Hermann said he was glad to see that the residents on Franklin Avenue are investing in their properties. Mr. Hunter asked if there was anyone present to speak either for or against this application, and one person came forward.

Mr. Dan Kort approached the microphone and stated he lives at 253 Franklin Ave., Worthington, Ohio. Mr. Kort said he is Mr. Holland’s neighbor to the east, and is in support of the additions to the Holland’s home. There were no other speakers.

Findings of fact:

1. The applicant is proposing a 20’ x 3’ addition to the east side of the house to expand the kitchen, and a 24’ x 24’ two-story addition to the rear of the building.
2. The bump out for the kitchen will be mostly screened from view by the existing attached garage and proposed rear addition. Windows and a door are proposed.

3. A gable roof matching the pitch of the existing on the house is proposed for the rear addition. The siding, roofing, window and door styles will match the existing house.

Conclusion:

1. The proposed additions are appropriate.

Mrs. Holcombe moved:

**THAT THE REQUEST BY BRETT HOLLAND FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT ADDITION AT 243 FRANKLIN CT. AS PER CASE NO. AR 66-11, DRAWINGS NO. AR 66-11, DATED JULY 15, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

- g. Addition and Renovations – **685 Morning St.** (Rogers Krajnak Architects, Inc./Brendan & Laura Ross) **AR 63-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to add a second story to the original portion of the house to allow room for master and guest bedrooms. The original footprint of the house will not be changing. The roof height for the addition will be slightly lower. Vertically oriented board and batten siding is proposed for the addition area plus the floor area below the addition. Part of the porch on the south side of the house will be converted to additional living space. There are currently no plans to change the air conditioning units.

Mr. Hunter asked if the applicant was present. Mr. Darryl Rogers approached the microphone and stated his address is 264 S. Third St., Columbus, Ohio. Mr. Rogers said he is the architect that has been hired by the new home owners. Mr. Rogers said the first addition to the home was massive, and somewhat different than the original. He said the home currently looks like two different houses stuck together and the new addition will help blend the two together. The two story addition to the original portion of the house will also allow room for 9' foot ceilings. Mr. Rogers passed around the color samples to the Board members.

Mr. Sauer asked if there would be any drainage issues.

Mr. Rogers said that he received a letter from the homeowner's neighbor to the north, and they are seriously addressing those issues as part of the Building Permit submittal.

Mr. Hunter asked if there will be minor changes to the ground floor plan. Mr. Rogers said part of the porch on the south side will be absorbed and converted into 31' square feet of additional interior space.

Mr. Sauer said he thinks it is a nice addition to the home.

Mr. Myers thought that using a different color for the addition would make the different siding style jump out and be more noticeable. Mr. Rogers disagreed and believes the new color is more subtle and is consistent with the entire addition. It will help make the home more balanced. He was also concerned about the attention being drawn away from such a unique porch.

Mr. Hunter said he likes the addition, but shares the same concerns as Mr. Myers and that the beauty of the front porch may be compromised.

Mr. Sauer thinks the house will look more balanced. Mr. Myers said he just wants to make sure the home owners are not going one step too far.

Mrs. Holcombe said she thinks it all works together. She said she is all for it and believes it will look better than what is there now. Mr. Coulter said the public will not be able to see the addition on the back because the house sits so far back from the street.

Mr. Hermann asked if a chimney will be demolished. Mr. Rogers said the fireplace between the family room and the breezeway will be demolished.

Mr. Hunter asked if there were any speakers that wanted to speak either for or against this application and no one came forward.

#### Findings of fact:

1. The addition of a second floor is proposed to the rear of the original house, and above part of a previously constructed one-story addition. The extra area will allow for a second floor master bedroom suite and guest bedroom, as well as allowing for the ceiling height on the first floor to be raised to 9'. Also, an existing porch space on the south side will be converted to additional living space.
2. Pitch and style of the proposed roof will match the existing, but it will be slightly lower in height. The asphalt shingles, as well as gutters and downspouts will match the existing.
3. Board and batten cementitious siding is proposed for the new second floor and will continue to the first floor underneath. Other horizontal lap siding on the house will remain. The proposed board and batten color will be lighter than the existing house.
4. New windows in the addition and replacement windows in the first floor below the addition will match the width in the original portion of the house. They will be aluminum clad and not be divided.

Conclusions:

1. The proposed alterations are appropriate for this house.
2. The change in siding material for the central part of the house adds interest and character.

Mr. Hermann moved:

**THAT THE REQUEST BY ROGERS KRAJNAK ARCHTIECTS, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND MAKE RENOVATIONS AT 685 MORNING ST. AS PER CASE NO. AR 63-11, DRAWINGS NO. AR 63-11, DATED JULY 14, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

h. Fencing – 6740 N. High St. (KZF Design Inc.) AR 64-11

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to enclose a 120' by 7' foot area on the north side of the Anthem building with a 6' foot black chain link fence.

Mr. Hunter asked if the applicant was present. Mr. Michael Cox approached the microphone and stated that his address is 700 Broadway St., Cincinnati, Ohio. Mr. Sauer asked Mr. Cox what the purpose was for installing the fence. Mr. Cox said that it would like to install the fence for security purposes. Also, people that walk near the building occasionally dump their trash into the grates in the ground, and Anthem would like to keep debris from getting into those grates. Mr. Coulter asked how far apart the bars were on the grate. Mr. Sauer said the grates were probably about an inch or so apart so that people would not fall through the bars.

Mr. Hunter said the fence is very visible in that location and it might be best to have someone from Anthem that can make decisions to attend the next meeting. Mr. Cox asked if the fence was limited to being six foot tall, and Mr. Hermann said yes. Mr. Sauer asked if Anthem considered using something other than a chain link fence. Mr. Cox said he was unsure. Mr. Hunter suggested a brick fence to screen the area. Mr. Sauer said the building has been well maintained, and it would be nice to see something other than a chain link fence at that location.

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

Mr. Coulter moved to table the application. Mr. Sauer seconded the motion. All members voted aye and Mr. Hunter said this matter has been tabled.

i. **New Sign – 800 High St. (Sign Vision Co./Huntington Bank) AR 58-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to install a new sign in the front lawn, new directional signage, and a new awning over the outdoor ATM machine because Huntington Bank is rebranding its properties. Mr. Hunter asked if the applicant was present. Mr. Jim Gray approached the microphone and stated that his address is 987 Claycroft Rd., Columbus, Ohio 43230. Mr. Gray brought photographs to share with the Board the overall dimensions of the new sign.

Mr. Sauer believed the new sign looks too big for the yard. Mr. Hunter said he was struggling with the lime green color, especially with the bank being so close to the Village Green. Mrs. Rodgers said that she understands the branding, but the sign looks so modern and the building is not. Mr. Gray said he could probably work on adjusting the sign's size, but could not adjust the colors because the bank will be changing to all the same sign design at 600 locations. Mr. Gray said he will work with his client on modifying the sign's size. Mr. Hunter asked Mr. Gray if he could add the street number to the sign and Mr. Gray said yes. Mr. Gray asked if the numbers needed to be illuminated, and Mr. Hunter said no.

Mr. Sauer said he is seeing a trend of names being added to directional signs and he was wondering if directional signs really needed names. Mr. Hunter said this particular business is close to other business drives and would probably be appropriate for this situation. Mr. Sauer believed that some of the businesses are stretching the limit. Mr. Hunter said they have allowed directional signs with names in the past.

Mrs. Holcombe asked if the additional lime green vinyl over the hanging light could be deleted, and Mr. Gray said yes. Mr. Myers said he would like to see the awning as the same color of gray as the sign to blend in better. Mr. Gray asked for permission to table the application to discuss the matter further with his client.

Mr. Coulter moved to table the application. Mr. Sauer seconded the motion. All members voted aye and Mr. Hunter said this matter has been tabled.

j. **New Signage – 6851 N. High St. (Sign Vision Co./Huntington Bank) AR 59-11**

Discussion:

Mrs. Bitar reviewed the facts from the application, which is for the other Huntington Bank located in Worthington. Mr. Gray was still standing at the microphone. He presented pictures for the Board to review. A north side sign and a Do Not Enter sign are going to be removed. The proposed freestanding sign is 10' tall and 2'6" wide. The gray background will not be illuminated. The dimensions allowed in the Code were discussed. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Rebranding is also proposed for this Huntington Bank on North High St., and will involve changing the freestanding, wall and directional signs.
2. The proposed freestanding sign is 10' tall and 2'6" wide. The lime green logo and white Huntington lettering is proposed to start near the top and extend downward. On the edge a lime green illuminated strip is proposed. The gray background will not be illuminated.
3. Gray paint is proposed for the front gable on the building. Internally illuminated white channel letters spelling "Huntington" and an internally illuminated lime green logo are also proposed.
4. The directional signs are proposed to be 2'6" high and 1'3" wide, with a gray background, lime green trim, and white lettering. These non-illuminated signs will be placed at the entrance and the back of the lot.

Conclusion:

1. The proposed signage is appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY SIGN VISION CO. FOR A CERTIFICATE OF APPROPRIATENESS TO REBRAND THE HUNTINGTON AT 6851 N. HIGH ST. AS PER CASE NO. AR 59-11, DRAWINGS NO. AR 59-11, DATED JULY 12, 2011, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

k. New Freestanding Sign – **6649 N. High St.** (Columbus Sign Co.) **AR 62-11**

Discussion:

Mrs. Bitar said the applicant would like to replace a sign that was destroyed in a storm. The previous sign did not conform to the code, so the applicant would like to install a smaller sign that conforms to the location. Mr. Hunter asked if the applicant was present. The representative for the Columbus Sign Co. came forward and said his name is Jared Adkins, and his address is 1515 E. Fifth Ave., Columbus, Ohio. Mr. Adkins said the lettering will be black during the day, but will change to an illuminated white lettering at night. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The freestanding sign at this location was destroyed in a storm. The sign did not conform to the current Code, so rather than replace with the same the property owner would like to install a new sign in the same location that conforms to current Code requirements.
2. Proposed is a white monument sign with a brick base and black lettering with the address and "Colonial Building." The sign will be internally illuminated with the only the address and lettering illuminating, looking black at night.

Conclusion:

1. The sign is complimentary to the building and appropriate at this location.

Mrs. Lloyd moved:

**THAT THE REQUEST BY COLUMBUS SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW FREESTANDING SIGN AT 6649 N. HIGH ST. AS PER CASE NO. AR 62-11, DRAWINGS NO. AR 62-11, DATED JULY 14, 2011, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mrs. Rodgers; aye. Mr. Hunter said it has been approved.

1. New Freestanding Sign – **6895 N. High St.** (One Stops Signs/Fifth Third Bank)  
**AR 61-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to replace the existing freestanding sign to accommodate a new logo. Mr. Hunter asked if the applicant was present. Mr. John Scalf approached the microphone and stated that his address is 1515 St. Rt. 28, Loveland, Ohio. The sign was described as being dark blue with a green swoop. Mr. Scalf said the numbers will be located on the sign. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. Replacement of the existing freestanding sign is proposed to accommodate a new logo.
2. The proposed sign is larger than Code allows and would need a variance as proposed.
3. The sign will have a blue background, with white lettering and green accents. The background will be opaque.

Conclusion:

1. The proposed sign is appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY ONE STOP SIGNS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FREESTANDING SIGN AT 6895 N. HIGH ST. AND ADD THE STREET NUMBER TO THE BASE OF THE SIGN, AS PER CASE NO. AR 61-11, DRAWINGS NO. AR 61-11, DATED JULY 13, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

### **C. Municipal Planning Commission**

#### **1. Code Amendment**

Addition of “Electronic Message Centers” to the Code

Mrs. Bitar explained that representatives from Thomas Worthington High School, the McConnell Arts Center, City staff, and members of the Architectural Review Board (ARB) have been meeting to discuss the possibility of adding language to the Code to allow LED message boards. They have thought about the possibility of allowing only parcels that exceed twenty five acres to have such electronic devices. The parcels within the City limits would include Thomas Worthington High School, the Community Center, Diamond Innovations, Harding Hospital, and the United Methodist Children’s Home. The LED screen would be part of a permanent sign. Mr. Hunter invited everyone present to head outside and view a sample screen sitting in the Municipal Administration Building’s parking lot. It was mentioned that the screens would have to be shut off between the hours of 10:00 p.m. and 6:00 a.m.

Mr. Sauer asked what was meant by a “blank screen”, and if that meant turned off. Mrs. Bitar answered yes, it would mean that the screen would have to be turned off. The representative from Daktronics that demonstrated the sample LED screen said that unfortunately the brightness level was not adjusted for nighttime, so appeared brighter than was being specified in the proposed Code language. Mr. Coulter said he had received a request that it would be okay for the school, but not for others. Mr. Hunter asked if the McConnell Arts Center (MAC) was interested in having their own sign and invited Mr. Jon Cook to speak. Mr. Cook approached the microphone and stated that he lives at 166 Northmoor Place, Columbus, Ohio. Mr. Cook said that the MAC was interested in sharing a sign with the high school. The high school would have access to one side, while the MAC could advertise upcoming events on the other side, as well as upcoming community events. It would one permanent structure with a two faced screen.

Mr. Joe Smiley approached the microphone and stated his address is 8084 Winter Hill Ct., Westerville, Ohio. Mr. Smiley said he was present to represent Thomas Worthington High School. He said here are a lot of events that go on at the school that never get any publicity, such as academic scholar championships, theater events, emergency notifications, high school athletic games, etc... It would be a great opportunity to get publicity out to the community.

Mr. David Foust approached the microphone and stated that his address is 675 Oxford St., Worthington, Ohio. Mr. Foust said it would be important to get the "blank sign" language resolved, and it would be nice to see the example screen set up at the high school to see how it would look. Mr. Myers said he would rather see just the one permanent two faced screen than have multiple signs along Granville Rd. Mrs. Rodgers asked how content would be monitored and said that there could be advertising issues. Mr. Myers said that commercial speech has constitutional protections and he would like to have an opinion from the City's Law Director about that issue.

Mr. Hunter asked if Coca-Cola sponsored an event if their logo would be allowed on the event sign. Mr. Myers said that care needs to be taken when trying to control commercial speech.

Mr. Coulter did not think the sign was appropriate inside the ARB district and said that it just does not fit the criteria.

Mr. Sauer agreed with Mr. Coulter and said that the people living across the street would be upset, and it would be difficult to limit the number of them because others will want the same technology. He said that he was not in favor of this idea.

Mr. Hermann said that it might be okay if just the letters were illuminated.

Mrs. Holcombe felt that it would be okay for the school, and that Kilbourne High School already has one. She felt it was very important for the children to be recognized for their accomplishments. She did not think it would be a problem for the people across the street because it will have a turn off time. Mrs. Holcombe said she did not want to see such a sign near the Village Green, but that it is okay to embrace the idea for the high school, and help the MAC get recognized as well.

Mr. Myers and Mr. Sauer were concerned about the number of colors, and the brightness level.

Mrs. Bitar said this was an initial discussion, and no motion was needed at this time.

Mrs. Holcombe moved to adjourn the meeting and Mrs. Rogers seconded the motion. All members said "aye". The meeting adjourned at 11:05 p.m.