

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

October 13, 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, Kathy Holcombe, Secretary, Chris Hermann, Mikel Coulter, Amy Lloyd, and Jo Rodgers. Also present were Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Commission Vice-Chair James Sauer was absent.

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of September 22, 2011.

Mr. Coulter moved to approve the September 22, 2011 minutes. Mrs. Rodgers seconded the motion. All members voted “aye” for approval.

4. Affirmation/swearing in of witnesses.

**B. Architectural Review Board**

**1. Unfinished**

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

Discussion:

Mrs. Bitar said the applicant has asked for this matter to remain tabled.

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

Discussion:

Mrs. Bitar reviewed the facts from the application. This application was originally heard on July 28, 2011. The applicant wanted to install a 6’ high solid fence, but that style of fencing is not in compliance with the Design Guidelines for the District. The applicant has come back with a different design which is a 4’ high open style fence. No trees will be removed. Older wire and lattice fences along the north property line will be removed.

Mr. Hunter asked if the applicant was present. Mr. Michael Shaeffer approached the microphone and stated his address is 88 W. Mound St., Columbus, Ohio, and he is representing the property owner. Mr. Shaeffer introduced Mr. Paul Rogers from Lee's Fencing, and Ms. Kling, the applicant. He explained the next door neighbors to the north, Mr. and Mrs. Minton, rejected their proposal to construct a 6' solid fence so they have come up with an alternative design. Mr. Shaeffer also confirmed that trees will not be removed.

Mr. Hunter asked if there was anyone in the audience that wanted to speak either for or against this application and one speaker came forward. Mr. Harvey Minton approached the microphone and stated he lives next door to Ms. Kling at 617 Hartford, Worthington, Ohio. Mr. Minton thanked Ms. Kling and Lee's Fencing for coming up with an alternative design that was acceptable. Mr. Minton said he understood the fence would be stained within a six month time period. Mr. Shaeffer confirmed that the staining would be done in the spring in a natural color. Mr. Minton said that is acceptable. There were no other speakers.

Findings of fact:

1. A 145' stretch of fencing is proposed for installation along the north side of the property. The property owner would like additional privacy and security for her property.
2. The applicant was previously proposing a solid fence, but is now proposing a 4' high gothic style picket fence with openings between pickets the same as the picket width. The fence will run from the northwest corner of the house to approximately 1.5' from the north property line, and then extend west to the rear property line. The fence will be placed in such a manner as to not necessitate the removal of any trees, so may not be in a totally straight line.

Conclusion:

1. The proposed style of fencing is appropriate for the District and this property.

Mrs. Holcombe moved:

**THAT THE REQUEST BY MARILYN KLING FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A FENCE AT 615 HARTFORD ST. AS PER CASE NO. AR 68-11, DRAWINGS NO. AR 68-11, DATED SEPTEMBER 30, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- WIRE AND LATTICE FENCES ON NORTH PROPERTY LINE TO BE REMOVED
- STAINING OF THE FENCE WILL OCCUR WITHIN SIX MONTHS AND THE COLOR IS TO BE NATURAL

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

c. Fence and Deck Alteration – **106 E. New England Ave.** (Douglas Matthews)  
**AR 73-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The fence the applicant installed has spacing between the boards that is closer than what is normally accepted. Mrs. Bitar stated she had received a letter from adjacent neighbors approving of the fence. Mr. Hunter asked if the applicant was present.

Mr. Douglas Matthews approached the microphone and stated his address is 106 E. New England Ave., Worthington, Ohio. Mr. Hunter asked Mr. Matthews if he recently moved to the Worthington area. Mr. Matthews said no, he has lived in the area since the 1980's. Mr. Matthews said he has a very small dog that would be able to get through the fence if the boards were spaced further apart. Mr. Matthews said he thought the builder would take care of getting the permit, but apparently the builder was unaware that a permit was needed. Mrs. Bitar said the Board has previously approved chicken wire attached to the back of a fence so animals would not escape the yard. Mr. Hunter asked what the fence board dimensions were. Mr. Matthews was uncertain.

Mr. Matthews said he looked at the neighbors fences when choosing his fence style. Mr. Hunter said for whatever reason those fences were erected, they should not be used as a precedent for approval. Mrs. Holcombe said this problem could have been avoided if Mr. Matthews had filed a fence permit application before starting the work.

Mr. Coulter said the fence can stay where it is if the boards are properly re-spaced. Mr. Hermann suggested removing every other picket and replace them with a narrower spindle-type picket. Mr. Matthews asked if he would have to come back and talk with the Board if he either re-spaces the fence boards or takes the fence down and Mr. Hunter said no. Mr. Matthews said that he would do one of the two options presented. There were no other speakers.

Findings of fact:

1. The homeowner is seeking approval for work that has been completed.
2. A ramp was removed from a deck and new wood flooring and stairs were added in its place.
3. A 3' high wood picket fence was added to enclose the rear yard. From the photo submitted with the application, the pickets appear to be 3-4" wide, with about 1" spacing between pickets. There is a higher solid fence on the west side of the property that the applicant did not install.
4. Open-style fences are encouraged in the Architectural Review District. Typically the ARB approves fences that have the same distance between pickets as picket width.

Conclusions:

1. The proposed changes to the deck seem appropriate, as was discussed at the September 8, 2011 meeting.
2. The proposed fence must be altered to have spacing equal to picket width; by removing every other picket – with the option of replacing pickets with narrower spindles; or removed.
3. Chicken wire may be placed on the inside of the fence.

Mr. Coulter moved:

**THAT THE REQUEST BY DOUGLAS MATTHEWS FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE MODIFICATIONS TO A DECK AND ADD A FENCE AT 106 E. NEW ENGLAND AVE. AS PER CASE NO. AR 73-11, DRAWINGS NO. AR 73-11, DATED AUGUST 22, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, AND WITH THE FOLLOWING AMENDMENTS:**

- THE PICKETS MUST BE REMOVED AND RE-SPACED TO MEET CITY CODE OR REMOVE EVERY OTHER PICKET AND REPLACE WITH A THINNER PICKET IF DESIRED
- MAY HAVE A WIRE FENCE INSTALLED ON THE INSIDE FACE BETWEEN THE TWO HORIZONTALS STRUCTURAL MEMBERS

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

## **2. New**

### **a. Garage Roof – 41 W. North St. (Richardson Exteriors/Scholl) AR 81-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. She passed some shingle samples around to the Board members. The shingles are rustic black. Mr. Hunter asked if the applicant was present. Mr. & Mrs. Scholl approached the microphone. Mr. Scholl said they recently purchased the home and the garage badly needs a new roof. Mr. Scholl said he will also be appearing before the Board in the near future because he has extensive renovation plans for their new home. Mr. Coulter said he did not think changing the roof on the garage, while leaving the existing on the house was a problem.

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 applicant would like approval to reroof the garage with a black dimensional shingle roof.
2. The existing roofs on the house and garage consist of gray 3 tab shingles. The house is not proposed to be reroofed at this time, but the homeowner is considering a future addition and renovation for the house that will include a new roof.

Conclusion:

1. Although the proposed roof material for the garage will not match, the change is appropriate if the house will also be changed in the near future.

Mr. Coulter moved:

**THAT THE REQUEST BY RICHARDSON EXTERIORS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE GARAGE ROOF AT 41 W. NORTH ST. AS PER CASE NO. AR 81-11, DRAWINGS NO. AR 81-11, DATED SEPTEMBER 29, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

- b. Alteration to Addition Plans – **609 Oxford St.** (Dianne & Tim Smullen) **AR 82-11**  
(Amendment to AR 21-11)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Dr. Tim Smullen approached the microphone and stated he lives at 609 Oxford St., Worthington, Ohio. Mr. Hermann asked Dr. Smullen if the original chimney is still there and Dr. Smullen said yes. 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. Plans for a two-story rear addition were approved in March by the ARB. The homeowner would now like approval to change those plans.
2. Removal of a previously proposed stone chimney on the north side of house is proposed.
3. The proposed garage addition has been eliminated.
4. The side porch will not be modified.

Conclusion:

1. The changes are appropriate.

Mrs. Holcombe moved:

**THAT THE REQUEST BY DIANE AND TIM SMULLEN FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS AR 21-11 TO ALLOW FOR PROPOSED CHANGES AT 609 OXFORD ST. AS PER CASE NO. AR 82-11, DRAWINGS NO. AR 82-11, DATED SEPTEMBER 30, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

c. Fence – **701 Farrington Dr.** (Bryan Rood) **AR 83-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant's house is near the corner of Farrington and Dublin-Granville Rd. Quite a bit of undesirable vegetation has already been removed. The applicant would like to install 6' solid fencing at the property line, but that type of fencing is not appropriate within the district.

Mr. Hunter asked if the applicant was present. Mr. Bryan Rood approached the microphone and stated his address is 177 W. Case St., Powell, Ohio. Mr. Rood said he recently purchased the home and he has two large dogs he will want to allow in the yard. Mr. Rood brought some pictures of other fence styles with him. He said it does not matter what type of fencing he has, just something that looks nice. Mr. Rood said he also plans to install an invisible dog fence. He said his Lab and Golden Retriever are very well trained dogs. Mrs. Bitar said a variance will also be needed because of the 50' set back requirement from the right-of-way, and indicated Mr. Rood had already applied for a variance. Mrs. Holcombe said the split rail style of fence looks very nice because there is a split rail fencing on the neighboring property. Other Board members agreed. Mr. Rood said he also liked that option.

Mr. Rood asked the Board if a permit will also be needed for other work on the property. Mr. Hunter said yes, the Board would like to see what is planned for the rest of the yard. Mrs. Lloyd asked Mrs. Bitar if the Board has previously viewed other work on the house, and Mrs. Bitar said no. Mrs. Lloyd said she noticed new windows have been installed. Mr. Rood said he would discuss further plans with the Board members. 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 applicant is willing to install a split rail fence instead of a mostly solid wood fence around the rear of this property. Because the lot is on a corner, the fence must meet setback requirements for property adjacent to Dublin-Granville Rd., which is 50'. A variance granted by the Board of Zoning Appeals is necessary to place the fence as proposed. The front yard is along Dublin-Granville Rd. for most of the neighboring properties, and very few fences extend beyond the front of the houses.

Conclusion:

1. Open style fences are in character with the area and appropriate for the District, so a split rail fence is appropriate.

Mrs. Rodgers moved:

**THAT THE REQUEST BY BRYAN ROOD FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A SPLIT RAIL FENCE AT 701 FARRINGTON DR. AS PER CASE NO. AR 83-11, DRAWINGS NO. AR 83-11, DATED SEPTEMBER 30, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

- d. New House – **362 E. Granville Rd.** (Rodney Arcaro) **AR 84-11**

Discussion:

Mrs. Bitar reviewed the facts from the application, pointing out how the proposed elements of the house meet or do not meet the Design Guidelines. The applicant is proposing to have the garage be the most forward piece in the structure and the entrance facing perpendicular to the road. Per the Design Guidelines, the main entrance should face the road and garages should not be closer to the right-of-way than the house. The applicant plans to use beige colored brick and cream colored board and batten siding.

Mr. Hunter asked if the applicant was present. Mr. Rodney Arcaro approached the microphone and stated his address is 362 E. Granville Rd., Worthington, Ohio. Mr. Arcaro said he wanted to save the large trees on the property and have the house look like an older building that has been added onto over time. Mr. Coulter said he likes what has been presented, and likes that it has been divided into smaller pieces. Mr. Coulter said he has seen similar garage windows like that and the country style of architecture from the 1950's.

Mr. Hunter said the "widow's walk" is a bit jarring, but not a deal breaker. He said he understands a traditional skylight would not work with this particular architectural style. Mrs. Lloyd said she also likes what is proposed but is concerned about the garage. Mr. Arcaro said he wanted the house designed that way in order to save the trees. Mrs. Holcombe said she likes the

design, and thinks that having the garage there will provide a sound barrier from the busy road. Mrs. Rodgers stated she also likes the design and said it reminds her of the homes in the south. Mr. Hermann said it is against the guidelines to have the garage so far forward. Mr. Coulter said he likes the unique style and flair. He understands Mr. Hermann's concerns, but it is a unique circumstance.

Mr. Hunter asked when Mr. Arcaro had planned to begin construction. Mr. Arcaro said immediately. Mrs. Bitar mentioned the Board normally views the landscaping details along with new builds, and she was not sure what color Mr. Arcaro had planned for the windows.

Mr. Arcaro said he plans to have the windows be a cream color that will match the house, except along the brick wall they will be darker.

Mr. Myers said he was concerned with the lack of detail presented. Mr. Hunter said he believed Mr. Coulter's motion would address that issue.

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 2800 square foot house is proposed for this 101' wide and 316' deep vacant parcel. The house is proposed to be set back 74' from the front property line; 14' from each side property line; and 141' from the rear property line.
2. The proposed mainly one-story structure has a free-form floor plan and irregular massing. A main gable runs east-west; and two cross gables run north-south. A "widow's watch" type structure is proposed on the east-west gable.

The gable at the west end of the house is two-stories, and is proposed to have a hand-made beige brick façade on the front, side and part of the rear. On the west side of this gable a shed dormer is proposed, creating a space for two second-floor bedrooms and bathrooms. On the north side a one-story gable is proposed to extend 15' to the north, creating a first-floor master bedroom. Cream colored wood board and batten siding is proposed for these areas.

The gable at the east end of the structure is divided, with the south side of the gable being higher than the north. A two-car garage is proposed on the south side, having board and batten siding and a barn-style door. The specifications of the garage door have not been provided. The rear portion of the gable extends out to accommodate a dining room. The rear of the house is proposed with a brick base and board and batten siding.

3. At the east end, a 15' x 16' screened porch with a gabled roof extending to the east is proposed. The porch will have a brick base and chimney, and board and batten siding on the gable end.

4. A low brick wall is proposed to extend from the southwest corner of the house. An arbor is proposed to wrap around the southeast corner of the southwestern portion of the house.
5. All roof surfaces will have asphalt shingles. Catalogue cuts are needed for the proposed doors.
6. Existing vegetation and proposed landscaping have not been identified.
7. Per the Design Guidelines, infill sites should be developed in a way that is complementary to and compatible with the neighborhood. Consideration should be given to form, massing and scale; setbacks; roof shapes; materials; windows; entries; ornamentation; and color.

Conclusions:

1. Although the house is large, it is broken up in a way as to disperse the massing.
2. The setback fits in when looking at the block.
3. The use of gables is typical for the District.
4. Brick and wood are traditional materials.

Mr. Coulter moved:

**THAT THE REQUEST BY RODNEY ARCARO FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW HOUSE AT 362 E. GRANVILLE RD. AS PER CASE NO. AR 84-11, DRAWINGS NO. AR 84-11, DATED SEPTEMBER 28, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- LANDSCAPE PLANS TO BE SUBMITTED FOR REVIEW AND APPROVAL AT A LATER DATE
- WINDOW COLOR TO MATCH COLOR OF ADJACENT MATERIALS
- CATALOG CUTS FOR LIGHT FIXTURES, WINDOWS, GARAGE DOORS, AND OTHER AESTHETIC PIECES TO BE SUBMITTED FOR FINAL REVIEW AND APPROVAL.

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

c. Electronic Signage – **300 W. Dublin-Granville Rd.** (Dan Girard/TWHS) **AR 85-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. Thomas Worthington High School would like to add an electronic message center to their freestanding sign. Mrs. Bitar mentioned that in addition to ARB approval, the Board of Zoning Appeals would need to approve variances for changeable copy area greater than 15 square feet and internal illumination. Mr. Hunter asked if the applicant was present. Mr. Dan Girard approached the microphone and stated his work address is 300 W. Dublin-Granville Rd., Worthington, Ohio.

Mr. Girard said the school would like to highlight upcoming school events, as well as scholar achievements, and other events going on in the community. There would be a maximum of 4 lines of text and 2 different styles of font. A dimming module would allow the brightness level to be adjusted. Mr. Girard said the school prefers the brick enclosure style, but has not had drawings prepared other than the photographs submitted.

Mrs. Lloyd asked Mr. Girard if the message center would be replacing the existing sign, and Mr. Girard said no, the electronic message center would be on the sides of the existing sign. Mr. Hermann asked if the screens would be taller than the brick structure and Mr. Girard said no. Mrs. Holcombe asked if there was any reasoning behind keeping the electronic message center on until 10:00 p.m. Mr. Girard said that is the time parking lights shut off, and the general time the stadium lights go off after games, but that does not have to be the shut off time. Mrs. Holcombe suggested 9:00 pm instead.

Mr. Hermann said he was concerned about the amount of flashes that would be trying to catch the driver's attention. Mr. Hermann suggested there be a slow fade between messages, and the message time be lengthened. Mr. Girard said the school would prefer no more than 30 seconds for each message - if the messages had to last 60 seconds then messages would be missed.

Mr. Coulter said that he is still struggling with the electronic sign within the Architectural Review District. He does not feel the sign is appropriate in this area. Mrs. Rodgers said she agreed. Mrs. Rodgers said she is the parent of two children that go to Thomas Worthington High School and she does not believe the school would draw a bigger crowd to events than what already is being drawn without the message center. Mrs. Rogers said when she is walking her dog she likes the quaint community that Worthington is without having a blaring sign in the school's front yard.

Mrs. Holcombe thought it was a great idea and a wonderful opportunity to highlight accomplishments. She believed the message centers were the beginning of new technology, and that Thomas Worthington should be allowed to be equal with Worthington Kilbourne High School, since they already have electronic message centers. Mr. Hunter said he would not want to see these particular signs in any other area other than the school, especially not in Old Worthington. Mrs. Rodgers asked how the school could be granted special privileges and not others. Mr. Hunter said he would not have a problem saying no to other entities.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application. There were three people that wanted to speak. The first speaker was Ms. Mary

Dineen. Ms. Dineen said she lives at 211 W. Dublin-Granville Rd., Worthington, Ohio, which is across the street from the high school. Ms. Dineen said she too likes the quiet and quaintness of the City, and does not want to see blaring signs across the street. Ms. Dineen said she prefers the homey atmosphere, and that kids already have too much technology to deal with.

The next speaker was Mr. Daniel Baer. Mr. Baer said he believed the electronic message center would be a safety hazard. Mr. Baer said it would take time to read 4 lines of text, and it would be dangerous to do that near an area where children are crossing the street. He also said that kids are just beginning to learn how to drive, and it would increase the number of accidents. Mr. Baer said Worthington is a unique and beautiful place and electronic signage does not do anything for the aesthetics of the City.

The third and final speaker was Mr. Fred Yaeger. Mr. Yaeger said he has raised two children that went to Thomas Worthington High School. He said he always looked forward to seeing the temporary signs created by the students to promote theater events, and would not want to see that go away. Mr. Yaeger also said only 25% of the population of Worthington has school age children, and he felt that the library reaches more people than the schools.

Mr. Coulter said it is important to preserve the historic village character. Mr. Coulter moved to table the application and Mrs. Holcombe seconded the motion. Mr. Hunter called for a voted and all members “aye” thereon.

- f. South and East Entries – **7227 N. High St.** (M&A Architects/Worthington Place)  
**AR 86-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mrs. Bitar said the sign design should coordinate with the interchange aesthetics and the Design Guidelines for the Wilson Bridge Corridor. Mrs. Bitar said the applicant is asking for a temporary use permit for banners on the freestanding signs until construction after the holidays. She also explained that variances will be needed for the number of wall signs and for total sign area.

Mr. Hunter asked if the applicant was present. Mr. Tom Carter approached the microphone and stated his address is 7227 N. High St., Worthington, Ohio. Mr. Carter said work is continuing inside the mall and will continue up to where the luggage shop used to be. After the holidays, construction will begin at the north end of the mall. A new design for the freestanding signs was also submitted.

Mr. Hunter commented he liked the balcony feature that was previously proposed at the south entrance and was disappointed to see it go away. Mr. Carter said it was originally set up for a concert area, but after noise complaints were received regarding a recent outdoor concert near Amano’s, they felt a different location on the site for concerts would make more sense. Mrs. Bitar said this was the fifth year for that particular charity concert event, but the first time there were ever any complaints. She speculated the sound traveled more than normal due partly to the removal of the James Tavern building and because it was an extremely windy day. Mr. Carter

said there was a great turn out for the event. There were about 800 to 1000 people in attendance. Mrs. Bitar said future events may be moved to the northern portion of the mall site to eliminate noise problems in the residential neighborhood.

Mr. Hermann said he lives fairly close to the mall area and did not think the concert sounded too loud, and in fact, he enjoyed what he was able to hear. He also said he liked the addition of the pergola with vegetation in the area near First Watch. Mr. Myers asked if hanging baskets will also be used and Mr. Carter said yes. Mr. Carter said he is hoping the restaurant tenant that moves in across from First Watch will also have evening business hours. Mrs. Holcombe said she also liked the addition of the pergolas.

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. This application includes changes to the south and east entries, and freestanding sign design.
2. On the south side the proposed changes are to the main entry, and include:
  - Painting
  - Addition of trellises attached to walls for plants
  - Square columns to replace the existing round
  - New gable with round logo sign and “WORTHINGTON PLACE” lettering below
3. The changes to the east side include:
  - Parallel parking added
  - New concrete logo in middle of plaza area; existing pavers relocated to south side of drive
  - New planters with trees south of drive; flagpole relocated
  - Four new “pedestrian scaled” pole lights – 8’ – 10’ in height
  - Planters and pergolas framing dining areas
  - Benches and flower pots
  - New fiber cement entry roof with columns, fencing on top and lighting; round logo sign and “WORTHINGTON PLACE” lettering
  - Two tenant wall signs – 6’ x 10’ maximum area; two tenant wall signs – 3’ x 10’ maximum area; signs suspended from pergola – 4’4” x 7’6”
4. A new design for the freestanding signs has been submitted. The sign will now have a brick and stone base, curved top, and be black and buff colored.
5. Variances are required as follows:
  - More than 1 wall sign per business:
    - Two Worthington Place signs at the east and west mall entrances (in addition to existing signs)

- Three for First Watch
- Two signs at east entrance for tenants that may not have frontage, or may have two signs
- Total sign area greater than allowed:
  - Worthington Place (logos – 15 sf each; lettering 14 sf each; freestanding signs; existing wall signage)
  - First Watch (wall sign either 60 or 30 sf; signs suspended from pergola 33 sf each)
  - Two tenant signs (60 sf each) at east entrance.
- The previously approved sign area for the freestanding signs was 543 square feet (30' high x 18'1" wide) per side of each two-sided sign. With the new design, the sign area would be 608 square feet (30' high x 20'3" wide) per side due to a slightly wider decorative top piece. The width of the lower portion remains the same. The Code requires a maximum total sign area of 200 square feet for freestanding signs.

Conclusion:

1. The proposed changes are appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY M&A ARCHTIECTS FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE WORTHINGTON PLACE AT 7227 N. HIGH ST. AS PER CASE NO. AR 86-11, DRAWINGS NO. AR 86-11, DATED SEPTEMBER 30, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye. Mr. Hunter said it has been approved.

C. Municipal Planning Commission

1. Conditional Use

a. Automotive Services in I-1 Zoning District – **6663 Huntley Rd.** (Kwame Osei-Tutu)  
**CU 05-11**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant has been operating as an automotive services business at this location but does not have the appropriate permits from the City to do so. The applicant has also asked permission from the building owner to move from Suite D to Suite L. Mr. Hunter asked if the applicant was present. Mr. Kwame Osei-Tutu approached the microphone and stated his address is 6663 Huntley Rd., Worthington, Ohio,

Suite D, but he may move to Suite L. Mr. Osei-Tutu said he has received permission from the building's owner to move to Suite L if the permit is granted.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against the application and one person came forward. Mr. Dick McCreary approached the microphone and stated his address is 6663 Huntley Rd., suite E, Worthington, Ohio. Mr. McCreary said his business has occupied Suites E and F since 2002, and there have been other automotive businesses that have come and gone since then. He said there are normally about 15 to 20 cars that sit around in a state of disrepair and it is difficult for patrons to find parking spots. Mr. McCreary said he is the owner of Ohio Calibration Laboratories. He said he has had to shut down his business at times for half days due to the strong odors of combustible materials. He said there was another automotive place in Suite D that recently moved because there just is not enough parking spaces to serve that type of business at this location. Mr. McCreary said his business serves law enforcement officers all over the state of Ohio and he needs to have parking spaces for his clients. Mr. Osei-Tutu said the building's owner designated a certain number of parking spaces for each tenant, and if one of his customers parked in the wrong spot, he would ask them to move to a different spot. Mr. Hunter asked Mr. Osei-Tutu where he works on the vehicles, and Mr. Osei-Tutu said he works on the vehicles inside the building. Mr. Coulter said it is important to confirm with the property owner about the number of parking spaces that each suite gets; a building permit is needed for change of use; and safety concerns also need to be addressed.

Mr. Hermann suggested that the matter be tabled until the designated parking plan is available, and Mr. Hunter said the necessary permits also need to be filed.

Mr. Osei-Tutu said he has been at that location for almost a year without any complaints before now.

Mr. Coulter moved to table the application and Mr. Hermann seconded the motion. Mr. Hunter called for the vote and all members said "aye". Mr. Hunter said this matter has been tabled.

## 2. Amendment to Development Plan

### a. South and East Entries – **7227 N. High St. (M & A Architects/Worthington Place) ADP 07-11**

Mrs. Bitar said the facts are as were stated as part of the ARB agenda item.

Conclusion:

1. The changes in this proposal maintain the character of the proposed redevelopment.

Mr. Coulter moved:

**THAT THE REQUEST BY M&A ARCHITECTS TO AMEND THE DEVELOPMENT PLAN FOR 7227 N. HIGH ST. BY RENOVATING WORTHINGTON PLACE AS PER CASE NO. ADP 07-11, DRAWINGS NO. ADP 07-11, DATED SEPTEMBER 30, 2011, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL 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. Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; and Mr. Hunter, aye. Mr. Hunter said it has been approved.

Mr. Fred Yaeger approached the microphone and said that he wanted to plant a seed. He said the property where the United Methodist Children's Home is located is one of the largest pieces of property in the Worthington area and is up for sale. Mr. Yaeger would like the Commission to consider updating the Code to address sustainability issues.

Mr. Coulter moved to adjourn the meeting at 10:02 p.m., and Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. All members said "aye".