

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

January 10, 2013

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 (arrived at 7:42 p.m.); 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.

**A. Call to Order – 7:30 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Oaths of Office

Mr. Hunter and Mrs. Holcombe were sworn in to new three-year terms on the Municipal Planning Commission. Mrs. Lloyd and Mrs. Rodgers were sworn in to new one-year terms on the Architectural Review Board.

4. Election of Officers

Mr. Coulter moved to approve the re-election of existing officers for 2013. Mr. Sauer seconded the motion. All members said, “aye”. Members also approved the appointment of Mr. Hunter as the MPC representative to the Board of Zoning Appeals. The one-year term will run from February 2013 – February 2014, and Mr. Sauer and Mr. Hermann can serve in the absence of Mr. Hunter.

5. Approval of the minutes of the meetings of December 13, 2012.

Mr. Coulter moved to approve the minutes, and Mrs. Rodgers seconded the motion. All members said “aye”.

4. Affirmation/swearing in of witnesses

**B. Architectural Review Board**

1. **Unfinished** - No Business

## 2. New

### a. Generator – 119 E. Granville Rd. (JC Rice) AR 01-13

#### Discussion:

Mrs. Bitar reviewed the facts from the application, and referenced a letter from the neighbors to the south expressing support of the generator location. She also mentioned a letter in the packet from the neighbors to the west requesting landscape screening. Mrs. Bitar said she believed a screening plan was forthcoming.

Mr. Hunter asked for the applicant. Ms. JC Rice approached the microphone and stated she lives at 119 E. Granville Rd., Worthington, Ohio. Ms. Rice stated a family member requires medication that must be refrigerated so it is important to keep the refrigerator running during power outages. Ms. Rice also said she needs to keep her security alarm active, and be able to get in and out of her garage. Ms. Rice explained she would like to have a wooden structure built around the generator to screen it, and it would be painted to match the house. She also said landscaping would be added around the fence. A plan for the fencing was presented.

Mrs. Holcombe said she noticed some gravel in the photograph and asked Ms. Rice if that would be removed. Ms. Rice said it will be incorporated into the new landscaping for the property. Ms. Rice said she is having the area professionally landscaped and will be using historic brick in the same area. Mr. Sauer asked if she would also screen the other mechanical unit on the west side of the house, and Ms. Rice said that would be fine. 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 generator was installed on this property to the rear (west) of the garage. A variance was granted allowing the unit to extend 6” into the setback.
2. Fencing and landscaping have been proposed to screen the generator. The condensing unit on the west side of the house, which was located with construction of a recent addition, will also be screened.
3. The property owner has agreed to test the unit between 9:00 am and 5:00 pm, Monday through Friday.

#### Conclusions:

1. With the proposed screening, placement of the generator is appropriate.
2. It is appropriate to screen the condensing unit on the west side of the house.

Mrs. Holcombe moved:

**THAT THE REQUEST BY J.C. RICE FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW A GENERATOR TO REMAIN AT 119 E. GRANVILLE RD. AS PER CASE NO. AR 01-13, DRAWINGS NO. AR 01-13, DATED DECEMBER 4, 2012, AND THAT A WOOD FENCE BE ADDED TO SCREEN THE GENERATOR AND THE MECHANICAL UNIT FROM THE NEIGHBORS, 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.

b. Amendment to Storefront – **7227 N. High St., Suite 87** (Swan Cleaners) **AR 02-13** (Amendment to AR 39-12)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Paul Gelpi approached the microphone and stated his address is 1535 Bethel Rd., Columbus, Ohio. Mr. Gelpi stated the storefront would not look right having another awning next to the Frontrunner location. Mrs. Rodgers agreed with Mr. Gelpi's decision to go with the cleaner look. Mrs. Holcombe also agreed. 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 Swan Cleaners storefront was originally approved with an awning above the front entrance. The awning was to be located below the sign panel. This application is a request to leave the storefront as is, without the awning.
2. On the east face of the building adjacent to Swan, FrontRunner has two awnings placed at sign panel level. There is also an awning above the delivery door on the north side of Swan's building.

Conclusion:

1. Deletion of the proposed awning will not detract from the look of the building.

Mr. Sauer moved:

**THAT THE REQUEST BY SWAN CLEANERS TO AMEND CERTIFICATE OF APPROPRIATENESS NUMBER AR 39-12 BY DELETING AN AWNING FROM THE FRONT FAÇADE AT 7227 N. HIGH ST., SUITE 87, AS PER CASE NO. AR 02-13, DRAWINGS NO. AR 02-13, DATED DECEMBER 20, 2012, 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. Amendment to Addition – **7227 N. High St., Suite 130** (Thomas Beery/Piada) **AR 03-13**  
(Amendment to AR 49-12)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present.

Mr. Tom Beery approached the microphone and stated his address is 1890 Northwest Blvd., Columbus, Ohio. He explained he is the Architect that has been hired by the business owners. Standing at the microphone with Mr. Beery was Mr. David Berg. Mr. Berg said he is with the Piada group located at 1440 King Ave., Columbus, Ohio.

Mr. Beery said they did more research regarding their signage choice and realized that it would be extremely expensive to construct the illuminated panels, so they found an alternative style that would have the same effect but be less expensive. In reference to the new entrance, Mr. Beery stated they plan to construct the store as originally approved, but in the event another tenant is found to share the space, they would like to be able to add the storefront as soon as it became necessary.

Mr. Hermann asked what type of material would be used for the externally illuminated background for the signage, and Mr. Beery said EIFS. Mr. Sauer said illuminating the letters would probably be okay, but he was concerned about illuminating the bright white panel in back of the letters. He said it could look nice, but might be out of character with the other signs at the Shops.

Mr. Beery said their focus is on having people being able to look directly into the store and the glass will be kept very clean and clear. Mr. Coulter said that LED lights are very cool and bright. He asked Mr. Beery if they would be able to adjust the color and he said yes. Mr. Hunter said illuminating the letters would probably be fine, but he too was uncertain about the use of bright LED lighting. Mr. Beery said their branding is moving in the direction of this new style. Mr. Hunter said what he liked about the original proposal was that the white wash would be controlled. He is not so sure that the LED bright light can be controlled. Mrs. Holcombe said she was okay with internally illuminated letters, but not the illuminated background. Withdrawal of the additional lighting was requested until a mock-up can be presented.

Mr. Hunter asked Mr. Beery if he had another tenant in mind and Mr. Beery said no, not at this time. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application. Mr. Tom Carter approached the microphone and stated his address is 7227 N. High St., Worthington, Ohio. Mr. Carter explained that Tom and Dave do a great job designing and planning the Piada stores. Mr. Carter said he agrees with the need to make sure the project is

done right, and he has the confidence they will do the right thing to make it look nice. There were no other speakers.

Findings of fact:

1. The ARB approved a new building at the southeast corner of The Shops at Worthington Place for Piada last June. The applicant would now like to make storefront and signage changes.
2. A new storefront that will eventually house a different tenant is proposed at the north end of the building. The same black storefront system as was approved elsewhere on the building is proposed. Signage is not proposed for the new entrance at this time, but will require approval from the Architectural Review Board before installation. Until a tenant is ready to occupy the space, trees will be planted in front of the storefront to continue the landscape pattern originally approved along that wall, and signify the entrance is not open. Two trees will be removed to allow access to the entry once the new store is ready to open. Alternatively, the new entrance may not be constructed until a later date.
3. At the southwest corner of the building, a building entry was originally proposed for access to the patio. Piada would now like to construct a vestibule for that entrance and reduce the size of the patio enough to use the entry as a main entrance from the south parking lot. A walk to the door and planting bed are proposed between the parking lot and building.
4. As part of the original application, internally illuminated panels were proposed as a background for individually mounted solid letters at the edge of the canopies. Now the applicant is proposing to externally illuminate the white parapet behind the letters with LED strip lighting, and change the letters to be internally illuminated. A mock-up of the proposed illumination will be presented before final approval.

Conclusions:

1. The additional entries are appropriate.
2. Internally illuminated letters are appropriate, but illumination of the wall behind is not appropriate.

Mr. Coulter moved:

**THAT THE REQUEST BY THOMAS BEERY TO AMEND CERTIFICATE OF APPROPRIATENESS NUMBER AR 49-12 BY MAKING CHANGES TO THE NEW BUILDING FOR PIADA AT 7227 N. HIGH ST., SUITE 130 AS AMENDED THAT THE LED LIGHT BE WITHDRAWN FROM THE APPLICATION AND CONSIDERED AT A LATER TIME, AS PER CASE NO. AR 03-13, DRAWINGS NO. AR 03-13, DATED DECEMBER 20, 2012, 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.

d. Sign Face Change – **2151 W. Dublin-Granville Rd. (Bandstand LLC) AR 04-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. G Worthy’s restaurant has a new owner. The new name is the Linworth Tavern. Only the word “Tavern” will be on the new sign. It will have the same gold tone and halo lit letters. The background will remain brown and the martini glass on the sign will be removed. Mrs. Holcombe asked if the words Bar & Grill were staying on the side panels and Mrs. Bitar said yes. Mr. Sauer asked if the logo on the temporary banner was staying, and Mrs. Bitar said no, only the word “Tavern” is proposed for the permanent sign. Mr. Hunter asked if the applicant was present. Mr. Juan Mercado approached the microphone and stated he works at 2151 W. Dublin Granville Rd., Worthington, Ohio. 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 to remove “G Worthy’s” and the martini glass on the existing sign, and install script lettering spelling “Tavern”.
2. The proposed lettering will be the same color as the existing (tan/gold) and will be halo lit.

Conclusion:

1. The proposed change is appropriate.

Mrs. Rodgers moved:

**THAT THE REQUEST BY BANDSTAND LLC FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW A SIGN CHANGE AT 2151 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 04-13, DRAWINGS NO. AR 04-13, DATED DECEMBER 24, 2012, 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. Municipal Planning Commission**

**1. Conditional Use Permit – New**

a. Restaurant in C-5 Zoning District – **600 High St.** (Robert Couchman/Jet’s Pizza) **CU 01-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to locate his pizza business in the former coffee shop (Scottie MacBean) location in downtown Worthington. Some seating would be available inside the restaurant, and some outside. Typically the other Jet’s restaurants do not have seating. The proposed business would be approximately 60% delivery, 30% pick-up, and 10% dine-in. Mr. Sauer asked if the Board would need to approve outdoor seating and Mrs. Bitar said yes. Mrs. Bitar said the delivery operation would come from the rear of the business which is next to residential property. She said staff has concerns with safety regarding the access point to E. New England Ave. Mrs. Bitar also expressed concern with having a delivery based business in the downtown area, where walkability is so important. Mr. Hunter asked if the applicant was present.

Mr. Robert Rishel approached the microphone and stated he is the attorney for Jet’s Pizza, and his address is 300 E. Broad St., Columbus, Ohio. Mr. Robert Couchman said he is the owner of Jet’s Pizza and his address is 116 Kitdare Dr., Delaware, Ohio. Mr. Robert Rishel said the property in question has been vacant for about five quarters. He said per the commercial realtor for the property, it has been priced comparably to similarly situated properties in north central Ohio, and the lease rate was reduced by 10% before Jet’s entered into a contract. Although the building was a restaurant use before, it still needs work to be ADA compliant.

Mr. Rishel said the concern for foot traffic led his client to have a dine-in option at this location. This restaurant is the thirteenth location in central Ohio, but only the second with a dine-in option. He continued that delivery is still the majority of the business, but they hope to increase the dine-in traffic. Mr. Rishel said at the busiest of times they would have four delivery drivers, but not all delivering at the same time. He said safety is very important to his client. Jet’s does not have a time requirement for delivery, but tell their customers it would be approximately forty-five minutes for delivery to make sure their drivers do not drive in a reckless manner. For this site, they will initially use only experienced drivers, and then new hires would have to train with the experienced drivers before going out to make deliveries. Mr. Rishel said there will not be alcohol at the restaurant.

Mr. Sauer asked if Jet’s was purchasing the building, and Mr. Couchman said they are not. Mrs. Holcombe asked about the hours, and Mr. Couchman said Sunday – Thursday, 10:00 am to 10:00 pm; Friday and Saturday 10:00 am to 12:00 pm.

Mr. Hunter said he was torn about this application, saying he wanted to see a use in the former Home Market building and see the building maintained, but felt it was unusual to not have an ARB application at the same time. Mr. Couchman said he would not be changing anything outside, but was willing to see if the Board wanted any changes made. He felt this was a different pizza concept than the others in the community. Mr. Hunter expressed a concern with traffic, and wondered about making driver training a condition of approval. Mr. Myers said traffic is something that is a review element. Mr. Hunter said a regular restaurant may generate

more traffic with less control. Mr. Couchman said he would like to cater to the City, and feels it is a great spot.

Mr. Myers asked Mr. Couchman where his other dine-in pizza business was located and Mr. Couchman stated his other dine-in pizza business is located in Lewis Center, Ohio in the Kroger Market Place. Mr. Couchman said the Worthington location would seat approximately thirty six people, and the other location seats a similar amount. He feels the Lewis Center location has not been open long enough to compare. Mr. Myers expressed the desire for this to be a sit down restaurant, and not create a hole in the downtown. Mr. Couchman said he would prefer that also.

Mr. Coulter and Mrs. Holcombe expressed support of the use. Mr. Hermann was concerned with safety and access to the lot. Mr. Myers described previous efforts to change the parking and access in the area. Mr. Sauer said he is concerned about the drive by the residential area. He felt that drivers might not be as careful as they should be. Mr. Couchman said out of the twelve other locations that he currently has, there have only been a handful of minor accidents. He said they take safety very seriously. Mr. Hermann asked where the drivers would park. He also said the owner of the building might get more retail offers from other prospective businesses now that the rent has been lowered. He did not feel it was appropriate to have a business that was primarily focused on pizza delivery in the downtown. Mr. Couchman said the drivers will park in the back of the building. Mrs. Bitar asked if patrons will be able to enter the business from the parking lot and Mr. Couchman said possibly.

Mr. Hunter asked if there was anyone present that wanted to speak either in favor of or against this application and three people came forward. The first speaker was Mr. Stephan Cooke. Mr. Cooke stated his address is 140 W. New England Ave., Worthington, Ohio. Mr. Cooke said he appreciates any businesses wanting to come into Worthington, but he is concerned with the road behind the business. Mr. Cooke said when he moved in to the area ten years ago he had no idea that there would be eight pizza restaurants located within a few miles of one another. He said it just does not make sense to have a delivery business at that location.

The next speaker was Mr. Richard Altomare. Mr. Altomare stated his address is 281 Franklin Ave., Worthington, Ohio. Mr. Altomare said he is half Italian and does not mind that Worthington is becoming the pizza capital. He did not feel it was fair to put the burden of the narrow drive on a building tenant. He said as far as he knows the other pizza shops do not offer delivery, and he likes the idea of having pizza delivered to his house.

The last speaker was Susan Finefrock of 687 Hartford, Worthington, Ohio. She said she was concerned that people will also park in the bank parking lot and overflow the alley to Hartford St. with too much traffic. She is afraid of people, especially small children getting hit by a car.

Mr. Sauer suggested to Mr. Couchman he should observe the parking lots on weekend nights. Mr. Sauer asked Mrs. Bitar if the motion should include driver training, and she said that it is part of the record.

Mr. Hermann reiterated he felt it was within the Commission's purview to review safety, and did not feel this type of business was appropriate for a pedestrian friendly downtown. Mr. Hunter

felt the site had be underutilized for a long time. Mr. Hermann thought with the lease rate dropping, other businesses would be interested in the space.

There were no other speakers.

Findings of fact:

1. Jet's Pizza is proposing location of a restaurant in the former Scottie MacBean space. The proposed operation is approximately 60% delivery, 30% pick-up and 10% dine-in.
2. The proposal indicates the delivery drivers will park and pick up pizzas at the rear entrance. There would be as many as four delivery drivers in an evening. Experienced drivers will be used in the beginning, and become familiar with the details of downtown. New drivers would be trained by the experienced drivers.
3. Proposed hours of use are Sunday – Thursday, 10:00 am to 10:00 pm; Friday and Saturday 10:00 am to 12:00 pm.
4. Significant interior improvements are proposed for the building. Any exterior modifications, including changes to roof top mechanicals and signage, have not been identified, but would need approval from the Architectural Review Board.

Conclusions:

1. Additional drivers with multiple trips in and out of the rear lot for this building may affect the use of that lot and driveway, so training and safety will be emphasized with delivery drivers.
2. There will be a minimal effect on public facilities, sewerage and drainage and utilities due to the greater intensity of this restaurant use versus the coffee shop uses that were previously located in this building.
3. No noise, odors and other noxious elements have been associated with this operation.
4. This restaurant will be open later than most businesses in the downtown.
5. This type of restaurant, with the vast majority of the business being delivery and carry out is not typical of the existing businesses in Downtown Worthington. Most have primarily dine-in customers and create foot traffic for the area.

Mr. Coulter moved:

**THAT THE REQUEST BY ROBERT COUCHMAN FOR A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT IN THE C-5 ZONING DISTRICT AT 660 HIGH ST. AS PER CASE NO. CU 01-13, DRAWINGS NO. CU 01-13, DATED**

**DECEMBER 21, 2012, 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, nay. Mr. Hunter said it has been approved.

**D. Other**

**E. Adjournment**

Mrs. Holcombe moved to adjourn the meeting. Mr. Coulter seconded the motion. The meeting adjourned at 9:20 p.m.