

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

July 11, 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; Mikel Coulter; Amy Lloyd; and Thomas Reis. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Board member Jo Rodgers was absent.

A. Call to Order – 7:30 p.m.

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

Mrs. Bitar swore in the new member of the Architectural Review Board and Municipal Planning Commission, Mr. Thomas Reis.

4. Approval of minutes of the meeting of June 27, 2013

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

5. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Unfinished

- a. Signage – **600 High St.** (Sign-A-Rama of Gahanna/Worthington United Methodist Church)
AR 43-13

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant withdrew the sign that was to be located at the Hartford Street entrance. Mr. Hunter asked if the applicant was present. Mr. John Persons approached the microphone and stated he is representing Sign-A-Rama of Gahanna. He stated his address is 158 N. Hamilton Rd., Gahanna, Ohio. Mr. Sauer asked if variances were still needed since the applicant withdrew the street sign from the application.

Mrs. Bitar said variances were still needed for the directional signage, but not for the street sign. The variance request will be going to the Board of Zoning Appeals in August. 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. New wayfinding signage is proposed for the Worthington United Methodist Church building and site. The signage would consist of wall signs, projection signs, and post and panel signs.
2. Two wall signs constructed of Dibond (an aluminum composite material) are proposed for the north side of the building. Both signs are proposed as dark bronze with white lettering. One sign would be 13.5' x 1' with "Worthington United Methodist Church" and the logo; the other would be 4' x 3' and list various locations in the building.
3. Three 18" x 18" projection signs, two on the east side of the building and one on the south side are proposed. These signs are also proposed as dark bronze with white lettering, and would be PVC signs dangling from black metal brackets. The signs would identify entrances for different areas of the building.
4. An "L" shaped aluminum post and panel sign is proposed near the southeast corner of the church building. Being dark bronze with white lettering, the 36" x 28" sign faces would contain text and arrows directing to different areas of the church.
5. The sign at the Hartford St. entrance has been withdrawn from this application.
6. The proposed sign package would need variances including directional sign area and size.

Conclusions:

1. The proposed signage is appropriate for the church site and the Architectural Review District.
2. Variances must be in place before sign permits can be issued.

Mr. Coulter moved:

THAT THE REQUEST BY SIGN-A-RAMA OF GAHANNA FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AT 600 HIGH ST. AS PER CASE NO. AR 43-13, DRAWINGS NO. AR 43-13, DATED JUNE 12, 2013, 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. Coulter, aye; Mrs. Lloyd, aye and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

2. New

- a. Repair/Replace Exterior Wood & South Stair; Replace Roof – **6555 Worthington-Galena Rd.** (DLZ/Worthington Police Department) **AR 47-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. A roofing sample was shown to the Board members. Mr. Hunter asked if the applicant was present. Mr. Alan Moody approached the microphone and stated he represents DLZ, 6121 Huntley Rd., Columbus, Ohio. Mr. Moody said the shakes are in bad shape and there a lot of other problems related to the soffit and dormer areas that will be taken care of with this project. The repair materials have a long warranty and are considered low maintenance. 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. Improvements are proposed for the Police Department on Worthington-Galena Rd., which is on the rear portion of the parcel with the Worthington Administration Building and Fire Department. Because the parcel is adjacent to High St., the entire parcel is in the Architectural Review District.
2. The existing wood shake roof is proposed to be replaced with fiberglass shingles that have the appearance of wood shakes. The proposed shingle color is Autumn Blend. Metal roofing on the dormers is also slated for replacement.
3. Existing wood soffits and fascia are proposed to be repaired or replaced as needed, and painted to match the existing.
4. The stairway along the south side of the building is proposed to be refurbished. The improvements would include: replacement of concrete as necessary; the addition of a new handrail; and landscape walls on both sides.

Conclusion:

1. The proposed changes will be an enhancement to the property.

Mrs. Holcombe moved:

THAT THE REQUEST BY DLZ FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE ALTERATIONS AT 6555 WORTHINGTON-GALENA RD. AS PER CASE NO. AR 47-13, DRAWINGS NO. AR 47-13, DATED MAY 31, 2013, 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. Coulter, aye; Mrs. Lloyd, aye and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

b. Signage – **681 High St.** (Columbus Sign Co./HER Realtors) **AR 40-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Ron Hildebrand approached the microphone and stated he is representing HER Realtors, 77 E. Nationwide Blvd., Columbus, Ohio. Mr. Hunter asked Mr. Hildebrand if the signs would all be the same color and Mr. Hildebrand said yes, everything will be the same color, consistently in burgundy. Mr. Sauer asked Mr. Hildebrand about the sign in the back and if it would also be changed. Mr. Hildebrand said that the sign has vinyl letters and is very easy to change. He will just be replacing the letters.

Mr. Coulter asked Mr. Hildebrand if there was a reason he chose burgundy over red. Mr. Hildebrand said when they first moved into this location the area already had burgundy signage so they just wanted to be consistent with what was already there. Mr. Hildebrand said if there is an option on the front, he would prefer the awning and the projection sign to be red because those are the colors in their logo.

Mr. Hunter said that he was not concerned about the color choice, but everything should be consistently the same color. Mr. Coulter said he would also prefer to see everything consistently the same color, either all red or all burgundy. Mr. Myers asked about the current directional and wall signs which have a burgundy background and whether Mr. Hildebrand would be changing those signs to red also. Mr. Hildebrand said no, and they are not burgundy they are currently brown.

Mrs. Bitar said all of the directory signs that are on the walls have a burgundy base and white lettering. Mr. Hunter asked Mr. Hildebrand if he was okay making everything burgundy and Mr. Hildebrand said yes. The awning and the projection sign will be replaced and both will have new logos. Mr. Coulter asked what color Mr. Hildebrand preferred and Mr. Hildebrand said he prefers both the projection sign and the awning be red, which is a company standard, with white letters. The other existing signs will only have the logo changed. The color would not change.

Mr. Sauer asked if there was a still a need for the sandwich board. Mr. Hildebrand said yes, because it lets people know when there is an agent on duty. He said there are times when the sandwich board is not out because there is not an agent on duty. Mr. Sauer felt that the usage of sandwich boards in the area was becoming excessive.

Mr. Hunter asked the Board if there were any concerns from the Board about red versus burgundy. There were no other comments from 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. HER currently has signage on the front awning, a projection sign, by a rear door, and on a number of directional signs on the property. A revised logo is proposed for each sign.
2. The new graphic would identify HER Realtors in white on red backgrounds, which currently identify Real Living HER with burgundy backgrounds. Only the text on the directional signs will change.
3. A variance was approved previously for the signage on the building and site.

Conclusion:

1. The changes are appropriate.

Mrs. Holcombe recused herself from voting on this matter.

Mr. Coulter moved:

THAT THE REQUEST BY COLUMBUS SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE EXISTING SIGNAGE AT 681 HIGH ST. AS PER CASE NO. AR 49-13, DRAWINGS NO. AR 49-13, DATED JUNE 25, 2013, AMENDED THAT THE AWNING, PROJECTION AND WALL SIGNS SHALL BE RED, 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, abstain; Mr. Coulter, aye; Mrs. Lloyd, aye and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

- e. Landscaping & Sign – **45 E. Old Wilson Bridge Rd.** (Not Your Daddy’s Buzz Cuts, LLC)
AR 50-13

Discussion:

Mrs. Bitar reviewed the facts from the application. She said the Board should also discuss the temporary sign that was placed on the wall and whether that temporary sign should be allowed to stay or be removed when the freestanding sign is placed. Staff had concerns about removing the trees with no replacement plan. Mr. Hunter asked if the applicant was present. Mrs. Paula Sauer approached the microphone and stated she lives at 6707 Oak Shadow Dr., Westerville, Ohio. Mrs. Sauer said they have heard from several customers that the building is very hard to see because of the over grown shrubs and trees so she would like to remove them. Mrs. Sauer said at the May meeting they discussed a more permanent sign so they are hoping to get the new sign approved.

Mr. Hunter said the Board normally does not approve signs with telephone numbers. He said the area is very busy with traffic and the sign is difficult to read. Mrs. Holcombe asked that since walk-ins are welcome is the telephone number necessary? Mrs. Sauer said she would like to keep the number on the sign, but understands it is not acceptable. Mr. Hunter said the sign can be approved without the telephone number. Mrs. Bitar said the size of the sign is fine, but the placement is too close to the right-of-way, and there are too many sizes of text.

Mr. Sauer said if some of the words were eliminated from the sign, there would be more room to make the font of the other words bigger, therefore making the sign readable. Mr. Coulter said if they shortened the pediment the sign face could be increased which would allow room for larger letters. Mrs. Sauer said she cannot change the dimensions of the sign.

Mr. Hunter said he could vote for the sign if the telephone number goes away and the words "Walk-ins Welcome" becomes the size of the telephone number, and everything else stays the same. Mrs. Holcombe said the words "Not Your" should come down a little from the top. She said the whole logo looks too close to the keystone. Mrs. Sauer said the words cannot be lowered because the scissors would be shortened.

Mr. Hunter said he would like to talk about the trees. Mr. Coulter said he would like to see the trees stay. Mr. Coulter said he would be surprised if AAA, the owner of the building, would allow the trees to be torn down. Mrs. Sauer said that AAA was the initiator of having the landscape changed, and they told her the trees and the boxwood need to be removed and that AAA would pay for the removal of the trees and shrubs. Mrs. Sauer also said AAA already removed a dozen trees from the property. Mr. Hunter asked Mrs. Bitar to check into that matter because the trees are a very important part of the Architectural Review District. He said the trees should not have been automatically removed without approval.

Mrs. Holcombe feels that at least one tree next to Mrs. Sauer's business should be saved, and possibly thinned out, and the shrubs could be replaced.

Mr. Coulter suggested to the other members of the Commission they could go ahead and review and approve the sign, but remove the tree issue from the application until the Commission gets some feedback from AAA as to what they did, how many trees were removed and why they removed trees without approval. Mr. Coulter said he does not disagree that the trees are hiding the building, but he would like to see them replaced with something else or trimmed back. Mrs. Sauer said Commercial One manages all of the AAA properties. Mr. Coulter asked Mrs. Sauer to work on getting a landscape plan and come back with the plan to the next meeting at the end of July. Mr. Myers said Mrs. Sauer did not have to use a professional landscape architect, but just have a plan that shows what the new landscape will look like, how big the boxwood will be, etc. Mr. Sauer said he is not in favor of removing the trees. Mr. Hunter said that no one on the Commission is.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward. Ms. Paula Deming approached the microphone and stated she lives at 6775 Alloway Drive West in Worthington, Ohio. Ms. Deming stated she serves on the Worthington Arbor Advisory Committee but she was not present in that capacity.

She said she learned about the removal of the trees from a friend who brought it to her attention. Ms. Deming said she has already notified the City's three arborists about the plan and the City's arborists agreed the trees should go, but there is concern the trees are not going to be replaced. Ms. Deming said she would like for the Board members to keep in mind that it is okay to remove old trees that need to go, but to replace them with something else, perhaps nearby the area, or in the same City quadrant. Mr. Hunter said the Board has already done that numerous times and they take this matter very seriously. There were no other speakers.

Mr. Sauer asked the Board members if the business sign on the house was discussed yet and Mr. Hunter said no. Mr. Hunter asked what Mrs. Sauer wanted to do with the temporary sign. Mrs. Sauer asked if she could keep the sign since she had a six month window of time. Mr. Sauer asked if there was a problem with keeping the temporary sign and Mrs. Bitar said that decision is up to the Architectural Review Board. Mr. Sauer asked if a variance would be required and Mrs. Bitar said no. Mr. Hunter felt that a more permanent version of the sign would look better on the building. Mrs. Holcombe felt the sign should be a little smaller and lowered. Mr. Coulter suggested moving the sign closer to the entrance, but Mrs. Sauer said the sign would not fit.

Mrs. Sauer asked her husband to answer questions from the Board members. Mr. Terry Sauer said he lives at 6707 Oak Shadow Drive, Westerville, Ohio. Mr. Sauer said he tried to center the sign but the awning gets in the way of the sign. Mr. Sauer also said that four huge branches have already fallen off of the trees. Mr. Hunter asked if there was anyone else that wished to speak and one other person came forward.

Ms. Cindy Mild approached the microphone and stated she lives at 2497 Tulane Ct., Lewis Center, Ohio. Ms. Mild said that the Daddy's sign in question could be brought down a little and would appear less temporary if the bushes were removed. Mr. Coulter said the Board wants to see the whole landscape plan before giving approval to remove the bushes.

Findings of fact:

1. A new single-sided freestanding sign is proposed near the corner of E. Wilson Bridge Rd. and Old Wilson Bridge Rd. The proposed location is closer than 10' to the right-of-way, and located on a piece of the property that is currently in the R-10 Zoning District. Variances are required for both issues.

The proposed stucco sign is 5' high, 6' wide and 20" deep. The cabinet and base appear to be white. The proposed graphics include "DADD S", and "Walk Ins Welcome" in red; "NOT YOUR" and "BUZZ CUTS" in gray; and the address in blue. A pair of scissors form the "Y" in Daddy's, and are blue and gray. Five different sizes are proposed for the graphic elements in the sign, which would require a variance because only three sizes are allowed per the Code.

Conclusion:

1. The size and placement of the proposed sign seem appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY NOT YOUR DADDY'S BUZZ CUTS, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FREESTANDING SIGN AT 45 E. OLD WILSON BRIDGE RD. AS PER CASE NO. AR 50-13, DRAWINGS NO. AR 50-13, DATED JUNE 28, 2013, AND AMENDED (1) THAT THE TELEPHONE NUMBER BE DELETED FROM THE PROPOSED SIGN; (2) "WALK-INS WELCOME" BE CENTERED AND THE SAME SIZE AS THE TELEPHONE NUMBER WAS PROPOSED; (3) THAT THE TREES BE REMOVED FROM THIS APPLICATION; AND (4) THE TEMPORARY SIGN CAN STAY AND BE RE-POSITIONED; 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. Coulter, aye; Mrs. Lloyd, aye; and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

d. Repair Brick Walls – **970 High St.** (Toll Gate Square Condominiums) **AR 51-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Ms. Cindy Mild approached the microphone and stated her address is 2497 Tulane Ct., Lewis Center, Ohio, and she is representing 970 High Street.

Mr. Hunter asked if the pineapple stays at the top of the one post. Ms. Mild said yes, but the pineapple is not adhered so when the post is replaced the pineapple will have to be temporarily lifted off. Ms. Mild said both of the brick walls are moving and need to be replaced.

Mr. Sauer asked if all of the walls may be replaced with the railings and limestone caps. Ms. Mild said the initial proposal is just those two locations. As they do the rest of the work they would want to match the limestone cap and possibly the railings throughout the rest of the community.

Mr. Sauer asked if Ms. Mild wanted to extend the application to include other walls, and Ms. Mild said no because there is not enough money for all the walls to be repaired at this time. Mr. Sauer said if the work will be completed within an eighteen month time period, they could include that work with this application so Ms. Mild would not have to come back before the Board.

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. Some existing brick walls at the Toll Gate Square Condominiums are proposed to be repaired and replaced. The walls are near buildings “A” and “H”.
2. The work involves demolition of walls and parts of walls; reconstruction using new brick and reusing brick; tuckpointing; cleaning; waterproofing; the addition of stone caps; and the installation of metal rails in place of portions of certain brick walls.

Conclusion:

1. The proposed work is appropriate

Mrs. Holcombe moved:

THAT THE REQUEST BY TOLL GATE SQUARE CONDOMINIUMS FOR A CERTIFICATE OF APPROPRIATENESS TO REPAIR BRICK WALLS AT 970 HIGH ST. AS PER CASE NO. AR 51-13, DRAWINGS NO. AR 51-13, DATED JUNE 28, 2013, AS AMENDED TO ALLOW THE SAME CHANGES THROUGHOUT THE COMPLEX, 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. Coulter, aye; Mrs. Lloyd, aye and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

e. Fence – **86 W. North St.** (Elia Filippi) **AR 52-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Elia Filippi approached the microphone and stated he lives at 86 W. North St., Worthington, Ohio.

Mr. Hunter asked Mr. Filippi if he was aware that the structural members have to face the inside of the fence and Mr. Filippi 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. A picket fence is proposed to enclose a portion of the rear yard.
2. The proposed cedar fence is 48” in height. The dog-eared pickets would be 3 ½” wide with 3 ½” spacing between pickets.

Conclusion:

1. The proposed fence is appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY ELIA FILIPPI FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AT 86 W. NORTH ST. AS PER CASE NO. AR 52-13, DRAWINGS NO. AR 52-13, DATED JUNE 28, 2013, 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. Coulter, aye; Mrs. Lloyd, aye and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

C. Municipal Planning Commission – No Business

D. Other

There was no other business to discuss.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 8:42 p.m., and Mr. Coulter seconded the motion. Mrs. Bitar called the roll and all members said, “Aye”.