

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

December 12, 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; Mikel Coulter; Thomas Reis; Amy Lloyd; and Jo Rodgers. Also present were: Lee Brown, Director of Planning and Building; Lynda Bitar, Planning Coordinator; and Melissa Cohan, Paralegal. Kathy Holcombe, Secretary and Scott Myers, Worthington City Council Representative to the Municipal Planning Commission were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of November 14, 2013

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

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Garage Siding – 117 W. Stafford Ave. (Carla & Mark Maxwell) AR 90-13

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Mark Maxwell approached the microphone and stated his address is 117 W. Stafford Avenue, Worthington, Ohio. Board members had no questions or concerns. 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 existing freestanding garage on this property is currently sided with 3” vinyl lap siding that is damaged. The house has gray 3” Dutch lap vinyl siding.

2. Proposed for the garage is 4” Dutch lap vinyl siding. The proposed color is Greystone, and either the house will be painted to match the garage, or both will be painted the same color.

Conclusion:

1. Although the proposed siding does not match the house exactly, it should be complimentary.

Mr. Sauer moved:

THAT THE REQUEST BY CARLA & MARK MAXWELL FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIDING ON THE GARAGE AT 117 W. STAFFORD AVE. AS PER CASE NO. AR 90-13, DRAWINGS NO. AR 90-13, DATED NOVEMBER 13, 2013, 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; Mr. Sauer, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye, and Mr. Reis, aye. The motion was approved.

- b. Fence – **75 E. South St.** (Dean Landscape Construction LLC/Ruff) **AR 91-13**

Discussion:

Mrs. Bitar reviewed the facts from the application, and added that staff felt a “Hold Harmless Agreement” should be in place due to the location of a watermain. Mr. Hunter asked if the applicant was present. Mr. Micah Dean approached the microphone and stated he is representing the home owner, Mrs. Ruff. Mr. Dean said Mr. Ruff built the fence approximately thirty years ago, and now Mrs. Ruff would like to have something similar that is low maintenance since she is an elderly now. Vinyl fencing is unavailable in red, so Mr. Dean proposed using white vinyl since it would match the trim on the house. Mr. Dean said he was unaware that there is a waterline located in the area, but the fence can be structured so that if necessary, panels can be removed to address waterline repairs. Mr. Dean said if vinyl fencing is not allowed, then he can replace the fence with the same style, material and color.

Mr. Reis asked Mr. Dean if the fencing only went along the side of the garage and Mr. Dean said yes, and there is also a gate. Mr. Coulter asked how high the existing fence is, and Mr. Dean said the fence is four feet tall. Mr. Sauer said he drove past the property and shares staff’s concern about changing the color from red to white, because it will not blend in as well. Mrs. Rodgers said she could not support the fence being replaced in its current location so close to the street, and feels a new fence should comply with design guidelines.

Mr. Coulter asked how far the fence is into the right-of-way. Mrs. Bitar said that the fence extends approximately twenty-five feet into the right-of-way. Mr. Coulter said the fence has been there for so long and he does not have a problem with a similar replacement, but he does not want to see a white fence at that location. He believes keeping the fence the same color would be more appropriate, and make sure the “Hold Harmless Agreement” is in place with the

City. Board members had no other concerns. 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 a wood picket fence along the north side of the driveway is proposed. The fence extends from the garage 33' to the west, being located in the required setback and right-of-way. Placement of a new fence in the same location would require approval by the Board of Zoning Appeals and the Director of Service and Engineering.
2. The proposed fence was white vinyl, 4' high with 3" dog-eared pickets, but the applicant agreed to replace the existing wood fence with the same style, material and color. The fence is screened on the north side by evergreen vegetation.
3. The Design Guidelines suggest that side yard fences should be open in style and 3' – 4' in height. Traditional fence types such as wood, cast and wrought iron, and masonry are recommended, with the possibility of vinyl being a suitable substitute for traditional fence materials in some locations. The Architectural Review Board has approved the use of vinyl in locations with low visibility.

Conclusion:

1. Replacement with the same fencing is appropriate for this location.

Mr. Coulter moved:

THAT THE REQUEST BY DEAN LANDSCAPE CONSTRUCTION LLC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AT 75 E. SOUTH ST. AS PER CASE NO. AR 91-13, DRAWINGS NO. AR 91-13, DATED NOVEMBER 18, 2013 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **A HOLD HARMLESS AGREEMENT WOULD NEED TO BE SIGNED WITH THE CITY IF THE FENCE WOULD NEED TO BE REMOVED FOR ANY UTILITY REPAIR;**
- **THE FENCE WOULD BE THE SAME COLOR, DESIGN AND MATERIAL AS THE FENCE IS TODAY;**
- **THE FENCE CAN BE THE SAME LENGTH AS THE EXISTING FENCE.**

Mr. Reis seconded the motion. Mr. Hunter, aye; Mr. Sauer, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, nay, and Mr. Reis, aye. The motion was approved.

c. Deck, Pergola, Siding & Fencing – **787 Oxford St.** (Edwin & Chasity Hofmann) **AR 93-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Michael Pierce approached the microphone and stated he was representing the homeowners Mr. and Mrs. Hofmann. Mr. Pierce said the vinyl siding is in very poor condition and coming apart and there is quite a bit of soffit damage. Mrs. Bitar said Mr. Hofmann plans to install a metal mesh fence, similar to what the Board has approved elsewhere in the district. Mr. Pierce said Mr. Hofmann will also be installing an invisible fence.

Mr. Pierce said Mr. Hofmann's driveway is a foot over the property line and he intends to correct that issue at some point in time.

Mr. Coulter asked for clarification of the alternative things the homeowner plans to do with the house exterior. Mrs. Bitar asked Mr. Pierce if he was certain there are plans to take off the existing vinyl and wood siding and put new wood siding back on. Mr. Pierce said the wood siding would stay in some places and would be painted, but if it is in bad shape, they would need to replace the wood siding. Mr. Coulter said he would like clarification about the color of the house as well. Mr. Coulter asked about the shingles on the roof, and Mr. Pierce said they appear relatively new and would not be replaced.

Mr. Pierce said the homeowner also wants to get rid of the projecting window in the kitchen. Mrs. Bitar said that will need to be approved by the Board also, and they will need to know what is going back in as the replacement. Mr. Pierce said that a casement style window will replace what is there now.

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 new owners of this house would like to make changes, including: extending the deck, adding a pergola, a possible change to the siding, repainting and the addition of fencing and plant material.
2. Extension of the deck 16' to the rear is proposed. The new deck would follow the grade to a lower level, and be constructed of cedar. A railing is proposed on the sides of the deck and along the stairs. A cedar cabinet for trash cans is proposed on the south side.
3. A cedar pergola is proposed above the existing deck, which is L-shaped. The pergola would extend approximately 9' above the deck.
4. The house currently has vinyl siding and the homeowners would like to try removing the siding and painting the original wood siding. If the condition of the wood siding is not good, they would leave the vinyl siding on and paint it instead. Approval for both scenarios is

requested. A pale yellow with different trim colors is proposed.

5. The homeowners would like to install new fencing and vegetation along the side property lines, adding to existing fencing in the rear and existing foliage. A wire fence would run through the existing and proposed plant material.

Conclusion:

1. The proposed changes are appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY EDWIN & CHASITY HOFMANN FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE CHANGES AT 787 OXFORD ST. AS PER CASE NO. AR 93-13, DRAWINGS NO. AR 93-13, DATED NOVEMBER 27, 2013, AS AMENDED THAT THE SIDING AND COLOR WILL BE ADDRESSED ON A LATER APPLICATION, AND THAT THE KITCHEN BAY WINDOW CAN BE REMOVED AND REPLACED WITH A WINDOW OF A STYLE TO MATCH THE OTHERS AS A SINGLE PANE, AND 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; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye, and Mr. Reis, aye. The motion was approved.

- d. Freestanding Sign – **50 W. Wilson Bridge Rd.** (Signcom Inc./Chase Bank) **AR 92-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Dustin Hansen approached the microphone and stated he is representing the applicant. Board members discussed having the brick base of the sign match the brick of the building, and inclusion of the base whether or not the sign was moved would be appropriate.

Findings of fact:

1. With construction of the trail through the Chase property, the freestanding sign would need relocation. Chase is proposing to move the existing sign west and add a brick base. The eastern edge of the base would be approximately 6' from the trail.
2. The existing sign is 12' 3/8" high by 2' 5" wide (slightly less than 30 square feet per side), and the proposed base is 3' high and 5' wide. The base is proposed to be constructed of brick to match the building, and would be a planter.
3. Approval of the landscaping changes for the trail project is also requested as part of this application. Evergreen plantings as well as deciduous trees are proposed.

Conclusions:

1. If the trail goes through the Chase property, movement of the freestanding sign in this manner and the changes to the landscaping are appropriate.
2. Inclusion of the base without moving is appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY SIGNCOM INC. FOR A CERTIFICATE OF APPROPRIATENESS TO RELOCATE THE FREESTANDING SIGN AT 50 W. WILSON BRIDGE RD. AS PER CASE NO. AR 88-13, DRAWINGS NO. AR 88-13, DATED NOVEMBER 1, 2013, AND AMENDED THAT THE BRICK ON THE PROPOSED SIGN BASE WILL MATCH THE BUILDING BRICK, AND THAT IF THE PROPERTY OWNER DESIRES A BRICK BASE MAY BE CONSTRUCTED IF THE SIGN DOES NOT MOVE, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye, and Mr. Reis, aye. The motion was approved.

C. Municipal Planning Commission

1. Amendment to Development Plan

- a. Freestanding Sign – **50 W. Wilson Bridge Rd.** (Signcom Inc./Chase Bank) **ADP 06-13**

Discussion:

Mrs. Bitar discussed the facts from the application. The applicant was still standing at the podium. Board members had no other questions or concerns.

Findings of fact:

1. The facts in this item are the same as the previous Architectural Review Board case.
2. Review by City Council is recommended as part of the easement discussion for the trail.

Conclusion:

1. If the trail goes through the Chase property, movement of the freestanding sign in this manner and the changes to the landscaping are appropriate.
2. Inclusion of the base without moving is appropriate.

Mr. Reis moved:

THAT THE REQUEST BY SIGNCOM INC. FOR APPROVAL OF AN AMENDMENT TO DEVELOPMENT PLAN REQUEST TO RELOCATE THE FREESTANDING SIGN AT 50 W. WILSON BRIDGE RD. AS PER CASE NO. ADP 06-13, DRAWINGS NO. ADP 06-13, DATED NOVEMBER 27, 2013, 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. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, Aye; Mr. Coulter aye, and Mr. Reis, aye. The recommendation was approved.

D. Other

Mr. Brown offered the members the option of moving the meeting time to 7:00 p.m., but the majority of the members present said they would like to keep the meeting time at 7:30 p.m.

Mr. Brown indicated changes to the by-laws would be coming in January.

E. Adjournment

Mr. Reis moved to adjourn the meeting. Mr. Coulter seconded the motion. All members voted “aye” and the meeting adjourned at 8:40 p.m.