



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

March 27, 2014

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

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the March 13, 2014 Meeting

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. New
 - a. Additions & Modifications – 55 W. New England Ave. (Sean Kocheran/Raupple) AR 09-14

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Sean Kocheran approached the microphone and stated his address is 351 South Street, Worthington, Ohio. Neither Mr. Kocheran, nor the Board members had comments. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of Fact & Conclusions

Background & Request:

This English Revival house was originally constructed in 1928. The 57.5' wide property is adjacent to the Snow House on the east side and across the street from the municipal parking lot and Old Rectory. The homeowners would like to construct a small addition to the rear and make changes to the front entry.

The property is located in the Architectural Review District.

Project Details:

1. The proposed rear mud room addition would be one story extending 10' from the house and 14' in width. It is proposed toward the west side of the back of the house and would have an entry door, a double-hung window, and an awning window. Removal of an existing rear door toward the east side of the house and installation of a kitchen window are proposed. The vinyl siding, asphalt shingle roofing and windows are proposed to match the house. A nine light two-panel door is proposed for the addition, as are coach lights on both sides of the door.
2. On the front of the house, a gabled roof with a barreled ceiling is proposed to extend 4' 2" from the house above the front porch. The curve of the ceiling appears to match the curve of an existing opening on the west side of the house. The roof is proposed with wood brackets, trim and shake siding; a light fixture suspended from the porch ceiling; and a new six light two-panel front door.
3. A variance is required for construction of the porch roof in the front setback. The existing house extends into the front setback, as do the structures on both sides. It appears the new roof would not extend closer to the right-of-way than the adjacent houses.
4. The smaller of the two existing chimneys is proposed for removal. It has not been used for years and interferes with the planned kitchen layout.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines for use of traditional design and materials when renovating and adding onto structures in the District. Additions should be located as far to the rear as possible. Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of the application. The rear addition is compatible with the existing structure and the changes to the front entry are designed appropriately. The more substantial chimney will remain.

Mr. Sauer moved:

THAT THE REQUEST BY SEAN KOCHERAN FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE HOUSE AT 55 W. NEW ENGLAND AVE. AS PER CASE NO. AR 09-14, DRAWINGS NO. AR 09-14, DATED MARCH 14, 2014, 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; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; and Mr. Reis, aye. The motion was approved.

b. Sign – **6550 N. High St.** (City of Worthington) **AR 08-14**

Discussion:

Mrs. Bitar reviewed the facts from the application, and explained she is representing the applicant, the City of Worthington. Board members did not have any questions. 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 & Conclusions

Background & Request:

The Worthington Municipal Building was constructed in 1992. At that time the existing freestanding curved brick wall sign was also constructed. A variance was required for the size of the sign, taking the entire wall into account, and Architectural Review Board approval was granted. There are similar signs on the fire and police station properties.

The sign currently has white lettering saying “Worthington Municipal Building”. In December 2013, City Council adopted a resolution in honor of Dr. Louis J. R. Goorey for his years of dedicated contributions and leadership to the City of Worthington that renames the building the Louis J. R. Goorey Worthington Municipal Building. This application is a request to change the name of the building on the freestanding sign in the front lawn.

Project Details:

1. Removal of the existing lettering and cleaning the brick wall by hand are proposed.
2. New 5” high white lettering is proposed on two lines as follows:

“Louis J. R. Goorey”
“Worthington Municipal Building”

3. The address number would be below in a larger size.
4. The material for the letters and numbers is steel with an automotive finish.

Land Use Plans:

Project Details:

Recommendations:

Staff is recommending *approval* of the application. The proposal adds text but does not change the character of the sign, which is appropriate for the building.

Mr. Coulter moved:

THAT THE REQUEST BY THE CITY OF WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE LETTERING ON THE SIGN AT 6550 N. HIGH ST. AS PER CASE NO. AR 08-14, DRAWINGS NO. AR 08-14, DATED MARCH 7, 2014, 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. Rodgers, aye; and Mr. Reis, aye. The motion was approved.

C. Municipal Planning Commission

1. Subdivision

- a. Preliminary & Final Plats – **2233-2299 W. Dublin-Granville Road & 6113 Linworth Road** (Gary Gitlitz/Segna Investments Inc.) **SUB 02-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mrs. Holcombe asked Mrs. Bitar if variances would stay with the property if the property was ever sold. Mrs. Bitar said yes. Mr. Hunter asked if there was a time line available as to what the next steps will be. Mrs. Bitar said the applicant will be moving forward soon with Development Plan and Architectural Review Board approval. Mr. Hunter asked the applicant to come to the microphone. Mr. Gary Gitlitz stated his address is 5003 Horizons Drive, Columbus, Ohio. Mr. Gitlitz said he is an attorney representing Linworth Crossing LLC, who is the applicant. Mr. Gitlitz thanked Mrs. Bitar for doing a great job of explaining the complex situation. Board members had no other questions. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Background & Request:

The applicant has requested Preliminary Plat and Final Plat approval for the combination of seven (7) parcels located at 2233-2299 West Dublin-Granville Road and 6113 Linworth Road to ultimately create two (2) parcels. The properties include seven (7) separate parcels with a total acreage of approximately 4.608-acres. The proposal before you is to create two (2) new lots, Lot #1 will have approximately 2.730-acres, Lot #2 will have approximately 1.729-acres. Lot #1 is comprised of the recently annexed parcels from Perry Township to the City of Worthington. Lot

#2 is the existing parcels that were already located in the City of Worthington. The properties are in different taxing districts and cannot be combined to create one (1) new lot of record; this is the reason for the creation of two (2) lots.

The parcels are zoned C-1 (Neighborhood Commercial) and C-2 (Community Shopping Center). Approximately 1.262-acres (2299 West Dublin-Granville Road) is located in the C-1 Zoning District, while the remaining parcels are located in the C-2 Zoning District. The applicant is in the process of rezoning the C-1 parcel to the C-2 Zoning District.

Although there has not been a formal application, the applicant indicates a future shopping center type development for the site. Both parcels would be part of the development, so the ability to construct across the internal property line is important. Side yard setback variances can be granted with the subdivision ordinance. Building Code variances would also be needed as part of the building permit process.

The site is located in the Architectural Review District and is subject to Development Plan approval for any development on the site. Any development on the site will be required to go to Municipal Planning Commission, Architectural Review Board and City Council for approval.

Zoning Requirements:

	C-1 Zoning	C-2 Zoning	Lot #1	Lot #2
Lot Width	60'	150'	451' & 240'	156'
Lot Area	7,500 sq. ft.	1-acre	2.730-acres	1.729-acres
Front Setback	30'	50'	50'	30'
Rear Setback	20'	30'	30'	20'
Minimum Width Each Side Yard	10'	20'	20'	10'
Maximum % of Lot Coverage	35'	25'	25'	35'

Land Use Plans:

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan recommends that a neighborhood retail service center be established at the West Dublin-Granville Road and Linworth Road intersection to create a commercial node for the community.

Details:

1. The applicant has met all requirements for Preliminary Plat and Final Plat approval as outlined in Chapter 1101 of the Codified Ordinances of the City of Worthington.
2. The proposed subdivision will allow for the future redevelopment of the parcel.
3. Access to the site will be limited to two access points. There will be a full access point to Linworth Road towards the southern property line and a limited access point to West Dublin-Granville Road (SR-161) that will be controlled by ODOT.
4. The applicant will be dedicating ten (10) feet of additional right-of-way along West Dublin-Granville Road for future ROW needs.

5. The newly created lots will exceed the minimum lot size and frontage requirements required in the C-1 & C-2 Zoning Districts.
6. Side yard setback variances to allow structures to be placed up to and over the internal property line are requested.
7. The applicant has provided a fifteen (15) foot sanitary sewer easement along the southern and western property to allow for the future connection to the property to the west of the site upon annexation.
8. The applicant has proposed to demolish all structures on the site as part of the redevelopment.
9. Effect of public facilities- No impact has been identified at this time.
10. Effect on sewerage and drainage facilities- No impact has been identified at this time.
11. The site is subject to the Architectural Review and Development Plan approval from the Architectural Review Board, Municipal Planning Commission and City Council approval.

Recommendations:

Staff is recommending *approval* of the application. Staff believes this will further the redevelopment of a key site that will be a gateway to the City of Worthington.

Mr. Coulter moved:

THAT THE REQUEST BY GARY GITLITZ/SEGNA INVESTMENTS INC. FOR APPROVAL OF A PRELIMINARY PLAT AND FINAL PLAT TO COMBINE PARCELS THAT WILL CREATE TWO NEW LOTS AT 2233-2299 WEST DUBLIN-GRANVILLE ROAD AND 6113 LINWORTH ROAD AS PER CASE NO. SUB 02-14, DRAWINGS NO. SUB 02-14, DATED MARCH 19, 2014, 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. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; and Mr. Reis, aye. The motion was approved.

2. Rezoning

- a. C-1, Neighborhood Commercial to C-2, Community Shopping Center – **2299 West Dublin-Granville Road** (Gary Gitlitz/Segna Investments Inc.) **REZ 01-14**

Mrs. Bitar reviewed the facts from the application. Mr. Gitlitz was still present as the applicant. Board members had no questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Background & Request:

The applicant has requested to rezone 2299 West Dublin-Granville Road to the C-2 (Community Shopping Center) District. The site has a total acreage of approximately 1.562-acres. The site is located just west of the intersection of Linworth Road and West Dublin-Granville Road (SR-161), just east of the railroad tracks on the south side of West Dublin-Granville Road.

Although there has not been a formal application, the applicant indicates a future shopping center type development for the site.

The site is located in the Architectural Review District and is subject to Development Plan approval for any development on the site. Any development on the site will be required to go to Municipal Planning Commission, Architectural Review Board and City Council for approval.

Proposed Zoning District:

The C-2 (Community Shopping Center) District means a concentration of a wide variety of retail and service establishments which is centrally located in the community or within the population it serves, provides adequate parking and direct access to major thoroughfares, has limited points of access, is screened or fenced from surrounding residential areas, serves the day-to-day needs of the community and supplies the more durable and permanent needs of the whole community. Examples of uses permitted and conditionally permitted include:

Permitted Uses:

- Sale of goods at retail
- Administrative and business office
- Medical/dental office or clinic
- Personal services
- Public uses
- Banks
- Restaurants
- Etc...

Conditional Uses:

- Drive-in banks
- Semi-public uses
- Lawn and garden centers
- Bakeries and dairy processing and sales
- Plant production
- Animal hospital and veterinary care center
- Drive-in pharmacy
- Residential uses
- Etc...

Surrounding Zoning & Land Use:

Direction	Zoning	Land Use
North	C-4 – Regional Scale Commercial (Columbus)	Commercial Gas Station, Restaurant and Retail Stores
East	C-2 – Community Shopping Center (Worthington)	Vacant Parcel Former Segna Motors Site
South	S-1 – Special (Worthington)	Linworth Park
West	CS – Community Service	Retail Store

	(Perry Township) LI – Limited Industrial (Perry Township)	Railroad Tracks Construction/Storage
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Land Use Plans:

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan recommends that a neighborhood retail service center be established at the West Dublin-Granville Road and Linworth Road intersection to create a commercial node for the community.

Details:

1. The proposed rezoning is in accordance with the 2005 Worthington Comprehensive Plan.
2. The proposed rezoning is compatible with the surrounding zoning.
3. The site to the east is owned by the applicant, although no application has been submitted, the applicant indicates a proposed shopping center type development for the site.
4. Effect of public facilities- No impact has been identified at this time.
5. Effect on sewerage and drainage facilities- No impact has been identified at this time.
6. The site is subject to the Architectural Review and Development Plan approval from the Architectural Review Board, Municipal Planning Commission and City Council approval.

Recommendations:

Staff is recommending *approval* of the application. The proposed rezoning is in accordance with the 2005 Worthington Comprehensive Plan.

Mr. Coulter moved:

THAT THE REQUEST BY GARY GITLITZ/SEGNA INVESTMENTS INC. TO REZONE THE AREA AT 2299 WEST DUBLIN-GRANVILLE ROAD AS C-2, COMMUNITY SHOPPING CENTER AS PER CASE NO. REZ 01-14, DRAWINGS NO. REZ 01-14, DATED MARCH 19, 2014, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL 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; and Mr. Reis, aye. The motion was approved.

D. Other

There was no other business to discuss.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 7:55 p.m. Mr. Coulter seconded the motion. All Board members said, "Aye".