



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
June 11, 2015

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: James Sauer, Vice Chair; Kathy Holcombe, Secretary; Mikel Coulter; Thomas Reis; Amy Lloyd; and Edwin Hofmann. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Richard Hunter, Chair was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the May 28, 2015 meeting

Mr. Coulter moved to approve the minutes and Mr. Reis seconded the motion. All members voted, “Aye”. The motion was approved.

4. Affirmation of the witnesses

**B. Architectural Review Board**

**1. Unfinished**

- a. **Projection Sign – 693 ½ High St. (Neda Taghavi) AR 19-15**

**Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

This commercial building was constructed in the early 20<sup>th</sup> century and has had mainly retail on the first floor, with a mix of personal services and office on the second floor. The upstairs space at 693 ½ has housed a number of users, each of whom has had signage at the first floor level. This is a request for a new projection sign near the entrance to the stairway.

**Project Details:**

1. A 20” wide x 16” high x 1.5” thick, double sided sandblasted JDU/PVC sign is proposed.
2. The background color would be brown, with “Mediterranean-Beauty & Spa”, and two small images in beige.

**Land Use Plans:****Worthington Design Guidelines and Architectural District Ordinance**

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs.

**Recommendation:**

Staff is recommending *approval* of the proposed sign. The material will look like wood, and be in character with the building and Old Worthington.

**Discussion:**

Mr. Sauer asked if the applicant was present. Ms. Neda Taghavi approached the microphone and stated her address is 693 ½ High St., Worthington, Ohio. Mr. Coulter asked Ms. Taghavi if she had color samples with her and she said no. She said the colors will be brown and beige. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY NEDA TAGHAVI FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A PROJECTION SIGN AT 693 ½ HIGH ST., AS PER CASE NO. AR 19-15, DRAWINGS NO. AR 19-15, DATED MAY 29, 2015, 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. Sauer, aye, Mrs. Holcome, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

b. Addition – **184 E. Granville Rd.** (John Riser/Aljancic) **AR 36-15**

**Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

This was originally a request to finish a 9' x 9' angular addition to the rear, connecting an existing one-story addition with the main house. Revised plans have been submitted showing a different design for the addition.

The house was originally built in 1930 and is two-stories with a gabled roof and a one-story addition to the rear.

**Project Details:**

1. The proposed addition is now a 9' x 9' square with a shed roof, extending between the existing walls at the northeast corner of the house.
2. Sliding glass doors are proposed on the north side opening onto a deck which would extend to the rear of the house. The deck is proposed at least 6' from the property line.
3. The siding, roofing and trim are proposed to match the existing structure.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

**Recommendation:**

Staff is recommending *approval* of the application. The design of the addition is more compatible with the existing house.

**Discussion:**

Mr. Sauer asked if the applicant was present. Mr. John Riser stated his address is 6030 Lake Front Ave., Hilliard, Ohio 43026. Mr. Riser said he is trying to match all the materials to make the house look as if it was built that way originally. He plans to add a standard thirty-six inch railing to the cedar deck, and lattice will line the bottom portion. Mr. Reis suggested adding a roof vent on the slope above the sliding glass door. Mr. Riser said he will also screen the air conditioning unit.

Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and one person came forward. Mr. Tony Konecny stated his address is 196 E. Granville Rd., Worthington, Ohio. Mr. Konecny asked what would happen if his neighbor's deck is not built aesthetically pleasing or not built according to the building plans and what was approved by the Architectural Board. Mrs. Bitar assured Mr. Konecny that the City's Plans Examiner would have to approve the building plans first before issuing a building permit, and the deck would be inspected accordingly. If the deck was not built according to the approved plans Mr. Riser would have to come back to the Board for further discussion. Mr. Sauer expressed concern with the drawings not accurately reflecting an approval. There were no other speakers.

**Motion:**

Mr. Coulter moved:

**THAT THE REQUEST BY JOHN RISER FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 184 E. GRANVILLE RD. AS PER CASE NO. AR 36-15, DRAWINGS NO. AR 36-15, DATED JUNE 4, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:**

- The window in the addition will match the size of the windows in the adjacent wall to the south;
- The railings on the deck are to be a minimum of thirty-six inches high but can be as high as forty-two inches if required by the Building Code;
- The deck is to be constructed of cedar with the lattice work at the bottom all the way to the ground;
- The condensing unit is to be moved to the west and screened from view with vegetation or extension of the deck;
- The downspouts are to be connected and to the storm sewer in the street;
- The sliding glass door is to be made by Anderson.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Sauer, nay; Mrs. Holcome, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

## **2. New**

- a. Deck – **605 Evening St.** (David & Amy Yenkin) **AR 39-15**

### **Findings of fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

#### **Background & Request:**

The house on this property is one story with a walk out lower level to the rear. In the late 1980's, a covered porch was added to the rear at the southern part of the house. The current owners would like to convert the porch to a deck.

#### **Project Details:**

1. The new deck is proposed on the same foundation as the porch. The shed roof would be removed.
2. Replacement of a window in the upper level with French doors is proposed to provide access to the deck.
3. Composite 1" x 6" boards are proposed for the deck floor. The proposed composite railing is planned to be 42" high. The color would likely be Cedar.
4. Steps are planned on the north side to allow access to the ground below.
5. A variance was granted for the structure to be 3'4" into the required rear yard in 1988.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines for additions and decks to be located as far to the rear as possible. Design and materials should be traditional, and compatible with the existing structure.

**Recommendation:**

Staff is recommending approval of the application. The proposed conversion of the porch to a deck is appropriate.

**Discussion:**

Mr. Sauer asked if the applicant was present. Mr. David Yenkin stated his address 605 Evening St., Worthington, Ohio. Mr. Yenkin said he owns a ranch style of home and he has limited access to his backyard. They have to go through the basement to get to the backyard. Mr. Reis suggested leaving the lattice alone and just remove the roof, add the deck and forty-two inch railings. Mr. Yenkin liked Mr. Reis's suggestion. Board members had no other questions. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

**Motion:**

Mrs. Holcombe moved:

**THAT THE REQUEST BY DAVID & AMY YENKIN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A DECK AT 605 EVENING ST. AS PER CASE NO. AR 39-15, DRAWINGS NO. AR 39-15, DATED MAY 20, 2015, 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. Sauer, aye, Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

b. Site Changes – **544 High St.** (Jonathan Knape) **AR 40-15**

**Findings of fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

This property was approved to return to a residence in 2011 after being used as Finocchi Photography's studio and office for many years. The structure is Craftsmen style with Four Square influence, and was originally constructed in 1919 as a house. An addition was added to the rear in 2012.

The applicant would now like to make changes to the site.

**Project Details:**

1. Removal of the parking lot previously used by Finocchi is proposed. Replacement would be with a new asphalt driveway, grass, mulched beds with plants, a stone patio and a pergola. The drive approach would stay in the same location.
2. A stone patio with a pergola above is proposed near the house, with a walkway connecting the patio to the rear house door and driveway. Low stone walls would be at the base of the pergola, which is proposed to be constructed of cedar.
3. New landscaping is proposed including: Boxwood, Yews, Hydrangea, Maiden Grass, Norway Spruce, and Arbor Vitae. It is not clear if any existing plant material will remain.
4. A 3' – 4' high scalloped wood picket fence is proposed behind the sidewalk along South St., running between the house and driveway, and along the north property line.

**Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure. Patios should be limited to the rear of buildings and may be constructed of concrete, stone or brick. Consider the style of the house when designing patios, since some styles and some designs are not compatible.

**Recommendation:**

Staff is recommending *approval* of the application. The proposed site changes are appropriate.

**Discussion:**

Mr. Sauer asked if the applicant was present. Mr. Jonathon Knape stated his address is 544 High St., Worthington, Ohio. Mr. Knape said he plans to keep the mulberry and azalea shrubs. Mrs. Lloyd asked Mr. Knape if the fence on the south side of the property stops at the driveway and Mr. Knape said yes. Board members had no other questions or concerns.

**Motion:**

Mr. Coulter moved:

**THAT THE REQUEST BY JONATHON KNAPE FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO MAKE CHANGES TO THE SITE AT 544 HIGH ST., AS PER CASE NO. AR 40-15, DRAWINGS NO. AR 40-15, DATED MAY 28, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE FENCE LINE WILL BE ON THE NORTH SIDE OF THE PLANTINGS COMING OFF OF THE CORNER OF THE EXISTING SIDEWALK ADJACENT TO THE SIDE OF THE HOUSE.**

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

c. Signage – **671 High St.** (Harold C. Baker) **AR 43-15**

### **Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

#### **Background & Request:**

This vernacular style commercial building was constructed in the 1800's, and additions/new construction occurred in the 1900's. Paint and signage have been the main updates to the building in recent years. This space was occupied by Damsels in this Dress for many years, but has been vacant for a couple of years.

Location of a restaurant in the space was approved by the Municipal Planning Commission, and changes to the building were approved by the Architectural Review Board. During the approval process, the ARB saw conceptual locations for wall signs on the front and rear of the building, and a projection sign on the front. This application is a request for approval of the actual signs.

#### **Project Details:**

1. The front wall sign for Harold's American Grille is proposed as an approximately 25 square foot sign to be placed above the front entrance to the restaurant. The sign would be made of PVC molded to give the look of a carved wood sign. Four colors are proposed: blue, red, and yellow on a white background. The sign would have 2 styles of text plus a logo, and 3 sizes including the logo.
2. A projection sign is proposed for attachment at the second floor level above the south end of the restaurant. The double-sided sign would be about 4 square feet per side, with "Harold's American Grille" hanging at an angle.
3. The sign proposed for the rear of the building would be about 7 square feet in area, made of the same molded PVC, and with the same design as the front sign but on a rectangular background.

#### **Land Use Plans:**

##### **Worthington Design Guidelines and Architectural District Ordinance**

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

#### **Recommendation:**

Staff is recommending *approval* of this application. The proposed signage is appropriate for this location.

**Discussion:**

Mr. Sauer asked if the applicant was present. Mr. Harold Baker stated his address is 673 High St., Worthington, Ohio. Mr. Baker said the tables and chairs he planned to purchase are no longer being made. He has tried contacting ten different vendors and he had no choice but to choose something different. Board members did not have other questions or concerns. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY HAROLD C. BAKER FOR A CERTIFICATE OF APPROPRIATENESS TO ADD SIGNAGE AT 673 HIGH ST., AS PER CASE NO. AR 43-15, DRAWINGS NO. AR 43-15, DATED JUNE 1, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE TABLES & CHAIRS PRESENTED THIS EVENING ARE APPROVED AS SUBMITTED.**

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

d. Fence, Pool, Apartment & Garage – **579 High St.** (Joel Mazza) **AR 42-15**

Mr. Coulter moved to table this application and Mrs. Holcombe seconded the motion. All board members voted, “Aye”. The application was tabled.

**C. Municipal Planning Commission**

**1. Conditional Use – Unfinished**

a. Residential in C-5 – **579 High St.** (Joel Mazza) **CU 12-15**      **To remain tabled**

**B. Architectural Review Board (continued)**

**2. New**

e. New ATMs – **6900 N. High St.** (GPD Group/PNC Bank) **AR 41-15**

**&**

**C. Municipal Planning Commission (continued)**

**2. Conditional Use - New**

- a. Drive-in Bank in C-3 – **6900 N. High St.** (GPD Group/PNC Bank) **CU 16-15**

### **Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

#### **Background & Request:**

PNC Bank was constructed in 1969 and several modifications have been made over the years. The applicant was approved to remove the teller window earlier this year. Additional changes to the drive-thru portion of the site are now proposed.

#### **Project Details:**

1. There are three drive-thru lanes on the site. Lane #1 is adjacent to the building and provides contact with a teller. Lane #2 is proposed to change from a teller lane to an ATM lane. Lane #3 is currently an ATM lane; this proposal would replace the ATM.
2. The proposed ATM surround is similar to the existing ATM, being dark blue with a single sign at the top. A variance would be needed for the sign on the additional ATM. Application has been made to the Board of Zoning Appeals.

**Basic Standards and Review Elements:** The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – Should not be a noticeable effect.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – No effect has been identified.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – 24 hour access for new ATM lane, like existing ATM lane.
8. Shielding or screening considerations for neighbors – Additional screening not necessary.
9. Appearance and compatibility with the general neighborhood – No impact.

#### **Land Use Plans:**

##### **Worthington Design Guidelines**

Guideline recommendations for commercial modifications:

- Use materials traditionally found on commercial and institutional buildings.
- Additions and modifications should be subordinate to the main building.
- Locations of modifications should be as far as possible to the rear.

##### **Worthington Conditional Use Permit Regulations**

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for

parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

**Recommendation:**

Staff is recommending approval of this application. The modifications do not substantially change the overall appearance of the building or use of the site.

**Discussion:**

Mr. Sauer asked if the applicant was present. Mr. Mike Rubino stated he is representing GPD group, and his address is 520 S. Main St., Suite 2531, Akron, Ohio 44311. Mr. Rubino said there is a larger need for ATMs since their customers are using them more often to access cash or deposit funds. Mrs. Holcombe asked about the existing closed sign, and Mr. Rubino said it would be replaced with an ATM sign like the existing. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

**ARB Motion:**

Mrs. Holcombe moved:

**THAT THE REQUEST BY GPD GROUP & PNC BANK FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE CHANGES TO THE DRIVE-THRU AT 6900 N. HIGH ST. AS PER CASE NO. AR 41-15, DRAWINGS NO. AR 41-15, DATED JUNE 1, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE CLOSED SIGN WILL BE CHANGED TO AN ATM SIGN.**

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

**MPC Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY GPD GROUP & PNC BANK FOR A CONDITIONAL USE PERMIT TO MODIFY THE DRIVE-IN BANK AT 6900 N. HIGH ST., AS PER CASE NO. CU 16-15, DRAWINGS NO. CU 16-15, DATED JUNE 1, 2015, 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. Sauer, aye; Mrs. Holcombe, aye, Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

b. Recreational Facility in C-5 – **661 High St.** (Maria Andersen/SNAP Fitness) **CU 14-15**

**Findings of Fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

This building was originally constructed in 1875 and remodeled in the late 1900's. The building currently houses Sassafras Bakery and the Old Bag of Nails, and the former Worthington Hardware space is being divided, with 2 of the suites spoken for by Grid Furnishings and Igloo Letterpress. An application for a Conditional Use Permit to operate a recreational facility in the remainder of the first floor space (2510 square feet) and the second floor space (1945 square feet) by SNAP fitness was denied by the MPC in April, 2015, with the Commission feeling it was important to have a business in the space that would have the doors open to the public for some period of the day.

This request by SNAP is different in that 1000 square feet of the first floor space would be separated and reserved for a retail user; and the SNAP space would be open to the public 30-40 hours/week and have some sort of retail component.

**Project Details:**

1. The business has been referred to by the applicant as an "Upscale Boutique Neighborhood Fitness Center". The business would be open 24 hours a day, 7 days a week, accessible to members only with a key card. Peak hours of use are cited as 6:00 am – 8:00 am, Monday – Friday; and 5:00 pm – 7:00 pm, Monday – Thursday. No more than 9-12 members are expected at the facility at any given time. Most members are cited as living within 1 mile of the gym.
2. Interaction with the community would include:
  - Offering member deals with Old Worthington businesses
  - Using neighboring businesses for furniture, advertising, etc.
  - Farmer's market interaction
3. Signage and any other exterior changes would need approval from the Architectural Review Board. Discussion thus far has been the possible addition of wood in the entry ceiling; removal of the muntins in the storefront windows; a new door with steps at the rear; and changes to the second floor windows, including opening windows previously filled in. On the interior, a new stairway to the second floor is proposed at the northeast corner of the building; and many of the existing materials would be retained.

**Basic Standards and Review Elements:** The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – Parking would be shared with the other Old Worthington businesses. The evening peak hours would provide the most difficulty with parking. Members walking or biking to the facility could help.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – Open to members 24 hours a day, 7 days a week; open to the public 6-8 hours a day, Monday – Saturday.

8. Shielding or screening considerations for neighbors – Not applicable.
9. Appearance and compatibility with the general neighborhood – Signage and any exterior building changes would have to be approved by the Architectural Review Board.

**Land Use Plans:**

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Design Guidelines, Architectural District Ordinance and Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington according to the Comprehensive Plan. Old Worthington is the heart and symbol of the Worthington community and it is one of the most successful original town centers in Ohio. It remains a key retail location for the City with the result being a vibrant and successful retail node that invites the community to gather and is the envy of other authentic town centers. If the buildings and area continue to be well-maintained, the restaurants are supported, and retail zoning in the area closely guarded, Old Worthington should continue to thrive. Focus retail and office uses to the High Street corridor with particular attention on retail for first floors in Old Worthington. Market to desired retail users that are targeting the authentic town center with pedestrian-oriented store plans and products.

According to the Design Guidelines, retail uses are preferred on the first floor in Old Worthington. For non-retail businesses, consider using window displays related to the business, to local history, or to some other subject so that the storefront contains something of visual interest for passing pedestrians.

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. The design guidelines recommend minimizing the size of signs.

**Staff Analysis:**

The applicant has not indicated what retail activity would be available in the first floor of the SNAP space, but having the front door open 6-8 hours a day would provide a more inviting, pedestrian-friendly experience. The business may create more foot traffic from Worthington residents; and there would be an investment in the interior of the building.

The creation of a separate 1000 square foot space for a retail user would make it necessary to remove the existing front door of the building to install two doors. Also, blocking the storefront window with a stairway is a concern.

Retention of the Worthington Hardware Co. sign on the front of the building should be considered. SNAP and the new retail business could have signage in the windows, on a projection sign or on an awning.

**Discussion:**

Mr. Sauer asked if the applicant was present. Ms. Andersen stated her address is 243 N. Fifth St., Suite 200, Columbus, Ohio. Ms. Andersen said her client is planning for the first floor to be a mixed use area, but they do not have a tenant for the extra space yet. Mr. Coulter said he realized that tonight's meeting was not to discuss the architecture, but he would like to see the original door remain in place, and suggested creating a vestibule behind the front door to lead to the Snap Fitness area. Mr. Hofmann said that would be good for the cold months too. Mrs. Holcombe said she noticed the application states that the business would be open for six to eight hours and she said she preferred the business to be open for eight hours rather than just six, for people to come and go and do shopping. Mrs. Bitar recommended keeping the original hardware sign and putting the Snap Fitness sign either in the window, having a projection sign, or possibly an awning. Mr. Sauer did not feel that would be necessary because the hardware store has not been in that location historically. Mrs. Bitar explained the sign is a landmark. Mr. Coulter said there is a precedence of that type of landmark in other places in Worthington. Mrs. Holcombe asked if the area in back of the store would be cleaned up and Ms. Andersen explained that is part of their plan. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application.

Mrs. Allison Chapman of 144 E. Granville Rd., Worthington, Ohio, stated she is the owner of the Igloo printing shop nearby and she is excited to see a new retail tenant in the space.

Mr. Zettler, the owner of the building, said he would make sure the back of the building gets cleaned up as soon as possible. There were no other speakers.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY MARIA ANDERSEN ON BEHALF OF SNAP FITNESS FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 661 HIGH ST., AS PER CASE NO. CU 14-15, DRAWINGS NO. CU 14-15, DATED MAY 1, 2015, 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. Sauer, aye; Mrs. Holcombe, aye, Mr. Coulter, aye; and Mr. Reis, aye.

**3. Amendment to Development Plan**

- a. Balcony Deck Color - **160 W. Wilson Bridge Rd. & 125 Old Wilson Bridge Rd.** (M&A Architects/The Heights at Worthington Place) **ADP 05-15**

## **Findings of fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

### **Background & Request:**

The Heights at Worthington Place project is substantially complete, with the only outstanding issues being some minor landscaping additions and the color of the balcony decks.

### **Project Details:**

1. When the project was approved, colored renderings were provided of the buildings. In those renderings, the undersides of the balconies appear to be white.
2. The balconies were framed with treated lumber, which reportedly cannot be painted for several years.
3. The applicant has indicated the framing was meant to weather naturally and not be painted.
4. Many feel the natural wood gives an unfinished look to the project.

### **Land Use Plans:**

#### **Development Plan Amendment Ordinance**

If an amendment does not conflict with the character or integrity of the development it can be approved by the MPC.

### **Staff Analysis:**

No practical solution has been found to make the framing look white, other than painting the wood after several years of weathering. The MPC could approve the requested change, or require a solution which could include painting at a later date.

### **Discussion:**

Mr. Sauer asked if the applicant was present. Mr. Tom Linzell stated his address is 775 Yard St., Columbus, Ohio. Mr. Linzell said they are concerned with the high maintenance of painting and repainting the balconies, so he believes that staining the wood in a few years after the wood has dried would be better. Mr. Coulter agreed that staining the wood would be better. He also asked Mr. Linzell what type of material was on the lower decks. Mr. Linzell said the bottom deck is made of steel and concrete with waterproofing, so they were able to fully enclose the deck.

Mr. Sauer said he spoke with Mr. Hunter, the Chair of the Architectural Review Board, prior to tonight's meeting and Mr. Hunter said that he used to be in the lumber business, and he is aware of a product called Yellowood, which is kiln dried pressure treated lumber. The Home Depot in Mansfield, Ohio still sells the product. This type of pressure treated lumber can be stained right away. Mr. Hunter wanted to make the point that had Crawford Hoying properly planned to build the decks the way that they were presented in the renderings they could have ordered this product and not have been in this position. Mr. Sauer agreed with Mr. Coulter and suggested having the deck area stained. Mr. Linzell said they had never intended to stain the underside of the decks. Mr. Coulter and Mrs. Holcombe suggested an additional material to add to the surface to allow the water to drain through. Mr. Hofmann said there are several types of meshes that would work to help get rid of the excess water. Mr. Linzell was not sure if he could obtain a sample of aged

wood to stain. He said he would need to have further discussion with Mr. Crawford about what to do next. Mr. Linzell requested to table the application.

**Motion:**

Mr. Coulter moved to table the application and Mrs. Holcombe seconded. All Board members voted, “Aye.” The application was tabled.

**4. Subdivision**

- a. Plat Amendment – Building Line – **410 Tucker Dr.** (Aaron & Susan Bakshi) **SUB 02-15**

**Findings of fact & Conclusions**

Mrs. Bitar reviewed the following from the staff memo:

**Background & Request:**

The property located at 410 Tucker Drive, Lot #53, in the Medick Estates Subdivision has requested a Plat Amendment to the platted front building line. The platted setback is 300’ for the front building line. When the Medick Estates Subdivision was platted in 1950, the setbacks ranged from 100 feet on the lots to the west, increasing 50’ every lot to the east for an eventual setback of 350 feet for the lot to the east. This stair step approach seems to have been platted to protect the views of the residences looking west towards the Olentangy River.

The applicant would like to move the setback approximately 165’ to the south, resulting in a new setback of 135’. The property is being purchased by new owners who would like to demolish the existing house, which is at the platted setback line, and construct a new house on the property.

The site is approximately 1.7-acres in size and is located in the R-16 District (Very Low Density Residential). The existing lot exceeds all minimum development standards required today by the R-16 District.

<b>R-16 District</b>	<b>Lot Width</b>	<b>Lot Area</b>	<b>Front Setback</b>	<b>Rear Setback</b>	<b>Side</b>	<b>Sum of Side Yards</b>	<b>Height</b>
Required	100 feet	16,000 sq. ft.	30 feet	30 feet	10 feet	25 feet	35 feet

**Land Use Plans:**

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan states that one of the strengths of the Worthington Community is its residential neighborhoods. Encouraging redevelopment in existing neighborhoods is important in maintaining the housing stock throughout Worthington.

**Staff Analysis:**

1. The zoning requirements in the R-16 District requires the front building setback to be a minimum of thirty (30) feet from the right-of-way; however the plat requires a minimum of 300 feet. The stricter of the two requirements apply in reviewing development proposals.
2. A Plat Amendment is needed to make any modifications to an existing plat and must be approved by City Council.
3. The applicants would like to demolish the existing 2700 square foot house and construct a new house.
4. Substantial reinvestment in existing residential neighborhoods is strongly encouraged.
5. The reduction in the front setback line to 135 feet should not have a negative impact on the surrounding neighbors.

**Recommendation:**

Staff is recommending *approval* of the Plat Amendment. Staff feels the substantial reinvestment in an existing neighborhood should be strongly encouraged.

**Discussion:**

Mr. Sauer asked if the applicant was present. Mr. Aaron Bakshi and Mrs. Susan Bakshi stated their address is 410 Tucker Dr., Worthington, Ohio. Mr. Bakshi said the type of home they are planning to build will complement the surrounding homes. Mr. Sauer asked if there was anyone present that wanted to speak either for or against this application.

The first speaker was Mrs. Lee Damsel of 390 Tucker Dr., Worthington, Ohio. Mrs. Damsel said the old house on this property rests on their property line and they have had to look at the back of this old house for twenty-five years and they are happy to see the home finally being demolished.

The next speaker was Mr. Chris Dillhoff of 430 Tucker Dr., Worthington, Ohio. Mr. Dillhoff said his only concern was maintaining the privacy of the area. Mr. Bakshi said he did not plan to cut down the vegetation between the properties, the trees will stay. There were no other speakers.

**Motion:**

Mr. Coulter moved:

**THAT THE REQUEST BY AARON & SUSAN BAKSHI FOR APPROVAL TO CHANGE THE BUILDING LINE FOR LOT 53 OF THE MEDICK ESTATES SUBDIVION, ALSO KNOWN AS 410 TUCKER DR., AS PER CASE NO. SUB 02-15, DRAWINGS NO. SUB 02-15, DATED MAY 29, 2015, 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.

#### **D. Other**

Mr. Brown reminded the Board members there will be a public meeting on Monday, June 29<sup>th</sup>, 2015, at 6:30 p.m., at 200 E. Wilson Bridge Rd., to discuss what is being proposed by developers to be built on the Methodist Children's home property.

#### **E. Adjournment**

Mr. Reis moved to adjourn the meeting at 9:25 p.m. and Mr. Coulter seconded the motion. All Board members voted, "Aye". The meeting was adjourned.