



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
July 9, 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: Richard Hunter, Chair; James Sauer, Vice Chair; Kathy Holcombe, Secretary; Mikel Coulter; and Thomas Reis. Also present were: Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Board members Amy Lloyd and Edwin Hofmann were absent, and Worthington City Council Representative to the Municipal Planning Commission Scott Myers, was also absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the June 25, 2015 meeting

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

4. Affirmation of the witnesses

B. Architectural Review Board

1. New

- a. Pergola – 373 W. Dublin-Granville Rd. (Tim Cave) AR 49-15

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This house is a 1960’s split level located along the service road on the south side of W. Dublin-Granville Rd. There is an existing patio to the rear and the homeowner would like to add a pergola adjacent to the house and patio.

Project Details:

1. The proposed pergola would be a 23' x 14' structure attached to the house, with a 24" overhang on the south side.
2. Pressure treated pine is proposed for the pergola material, which would be stained white to match the wood picket fence in the rear yard.

Land Use Plans:

Worthington Architectural District Ordinance

Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of the application. The proposed pergola is appropriate at the rear of the house.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Tim Cave, of 373 W. Dublin-Granville Rd., Worthington, Ohio, said his back yard gets quite a bit of sun so he would like to add a pergola for shade. Board members did not have any 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.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY TIM CAVE FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A PERGOLA AT 373 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 49-15, DRAWINGS NO. AR 49-15, DATED JUNE 24, 2015, 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; and Mr. Reis, aye. The motion was approved.

- b. Porch Alteration – **100 E. New England Ave.** (Tim & Natalie McCarthy)
AR 50-15

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Built in 1928, this house is two-stories with a front-facing gabled roof, and a front porch with a matching gable. The porch was last renovated in 2003, when the door was moved from the side to face the front. The owners are now proposing some alterations to the porch.

Project Details:

1. Replacement of the screens with new fiberglass screen panels is proposed.
2. A new concrete slab is proposed.
3. New cedar railing with a crisscross pattern would be installed at the bottom of the screens.
4. A black aluminum handrail is proposed adjacent to the existing front steps.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Staff Analysis:

The proposed cedar design at the bottom of the porch, and the aluminum handrail may be out of character with the house. Simpler design and use of a wood rail may be warranted given the features of the house.

Discussion:

Mr. Hunter asked if the applicant was present. Mrs. Natalie McCarthy, of 100 E. New England Ave., Worthington, Ohio, introduced her husband, Mr. Tim McCarthy, and her contractor, Mr. Charlie Griffey, Griffey Remodeling, 4802 Augusta Woods Ct., Westerville, Ohio 43082. Mr. McCarthy said they are not planning to paint the concrete steps. He also said the steps are 48” wide so it would be difficult to use a wood rail in that location. Mr. Sauer said he understands using a wood rail would be difficult in that situation. Mr. Hunter asked if there was anyone present that wanted speak either for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY TIM & NATALIE MCCARTHY FOR A CERTIFICATE OF APPROPRIATENESS TO ALTER THE FRONT PORCH AT 100. E. NEW ENGLAND AVE., AS PER CASE NO. AR 50-15, DRAWINGS NO. AR 50-15, DATED JUNE 25, 2015, 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; and Mr. Reis, aye. The motion was approved.

c. Windows – **690 Evening St.** (Timothy Shaw) **AR 51-15**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following information:

Background & Request:

This house was built in the early 1900's and is a two-story Colonial Revival style house. The house is in disrepair, and the outbuildings have been demolished as was approved by the ARB in May 2015. This application is a request to replace the windows.

Project Details:

1. Forty-two windows are proposed for replacement, 35 are original to the house and 7 were added later. The owner reports the existing windows to be in deteriorated condition. All would be replaced with windows that match the style of the original windows.
2. The proposed windows would be manufactured by Hurd and sized to fit the original openings. The windows would be aluminum clad wood windows with simulated divided lights (muntins on the inside, outside, and with spacers between the panes of glass.) The outside of the windows is proposed to be white.
3. One of the rear windows is proposed for replacement with a Hurd patio door in the same style as the windows.
4. Glass block windows are proposed for 3 of the basement windows. Two of the windows are on the north side of the house, and 1 is to the rear. The glass in the block would have a wavy pattern and the grout lines would be minimal.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recommend if historic windows are too deteriorated to repair cost-effectively and replacement is justified, the preferred option is an in-kind replacement in the same material and design. New windows made of substitute materials such as clad wood can be acceptable if they provide a reasonably good match for the windows being replaced. Be sure that window designs are appropriate for the style or time period of the house. Avoid use of inappropriate window designs. Avoid enlarging or downsizing window openings to accommodate stock sizes of replacements. Also avoid permanent blocking in of windows.

Retention and repair of existing basement windows, or replacement with a modern version of the same style window is preferred, but replacement with glass block could be acceptable if the windows are hidden and/or camouflaged appropriately. The following measures may lessen the impact:

1. Recessing the glass block as deeply as possible in the foundation wall;
2. Using block sizes and glazing patterns to follow as closely as possible the original basement window style, or other window styles in the structure;
3. Placing a screen or storm window over the basement windows to obscure the glass block;
4. Leaving one or more openings with original windows or like replacements to allow for adequate ventilation; and

5. Arranging landscaping to lessen the visibility of the glass block.

Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendation:

Mrs. Bitar expressed a desire to have the width of the lights more closely match each other rather than match the existing windows, which do not go together. She said she had spoken to the homeowner earlier that day and they concurred.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Tim Shaw, of 188 E. Royal Forest Blvd., Columbus, Ohio, was present for the meeting. Mr. Sauer said he thought the windows would look best to have all the same characteristics rather than matching the windows that are currently in place now. Mrs. Holcombe said she liked the 8 over 1 wood windows, feeling they are an important feature of this house. Mr. Shaw agreed with change. Mr. Coulter said he and his neighbors do not have an issue with glass block being used for the basement windows. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY TIMOTHY SHAW FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WINDOWS AND ADD A DOOR AT 690 EVENING ST., AS PER CASE NO. AR 51-15, DRAWINGS NO. AR 51-15, DATED JUNE 25, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- d. Deck Walkway – **581 Oxford St.** (Sabine & Robert Holub) **AR 53-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This Farmhouse was originally constructed in 1857, and has been added onto over the years. This property is 97' wide, which is larger than many lots in the neighborhood. The homeowners gained approval in 2014 to construct a 3 season room addition and deck to the rear, and a breezeway between the garage and a side entrance. The owners would now like to construct a walkway connecting the deck to the breezeway.

Project Details:

1. The walkway would be constructed with Timbertech composite decking material, just as was used for the deck.
2. Placement would be about 8” above grade, and include steps following the grade.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the 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 this application. The walkway would be located to the rear, and match the deck material.

Discussion:

Mr. Hunter asked if the applicant was present. Mrs. Sabine Holub stated her address is 581 Oxford St., Worthington, Ohio. Mr. Sauer said he liked what has been done so far. Mr. Hunter 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 SABINE & ROBERT HOLUB FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A WALKWAY AT 581 OXFORD ST., AS PER CASE NO. AR 53-15, DRAWINGS NO. AR 53-15, DATED JUNE 26, 2015 , 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; and Mr. Reis, aye. The motion was approved.

e. Condensing Unit – **617 Hartford St. (Jim & Lindsay Roop) AR 54-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This Homestead style home was built in the early 1900’s, and the current homeowners have received approval recently for modifications to the rear part of the structure, the site and the windows. This application is for the addition of a condensing unit.

Project Details:

1. The condensing unit is proposed on the north side of the house, hidden from the front by a portion of the house.
2. Evergreen landscaping is proposed to screen the unit.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Keep functional items such as trash containers and mechanical equipment well screened with fences or plantings.

Recommendation:

Staff is recommending *approval* of this application. The placement and screening of the new condensing unit is appropriate.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Jim Roop stated his address is 617 Hartford St., Worthington, Ohio. Board members did not have any 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.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY JIM AND LINDSAY ROOP FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A CONDENSING UNIT AT 617 HARTFORD ST., AS PER CASE NO. AR 54-15, DRAWINGS NO. AR 54-15, DATED JUNE 26, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

- f. Sign – **888 High St.** (DaNite Sign Company/Gwynn Vaughan) **AR 55-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This building was constructed in 1875, and has been used as an office building for decades. Replacement of the sign faces on the existing freestanding sign is proposed.

Project Details:

1. Reuse of the existing sign structure is planned, which may need repainted.
2. The proposed faces would be formed aluminum, with routed logo and copy backed with acrylic and vinyl graphics. The proposed colors are white, black and blue.
3. The sign would display the logo and tag line for Nationwide Insurance, with the agent's name below. One style of text plus a logo and three sizes including the logo are proposed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the "monument" type (standing vertically, mounted on a ground-level base and not on a pole); they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting.

Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades. 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. Reuse of the existing sign is acceptable and the proposed sign faces are appropriate.

Discussion:

Mr. Hunter asked if the applicant was present. Mr. Robert Short, Jr. stated his address is 3818 Kinsey Dr., Columbus, Ohio. Mrs. Holcombe asked if the sign frame was going to be painted and Mr. Short agreed the area is showing some wear and should be painted including the sign post. Mr. Coulter asked Mr. Short if the sign is illuminated and Mr. Short said no. Board members had no other 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.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY DANITE SIGN COMPANY ON BEHALF OF HERBERT VAUGHAN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIGN FACES AT 888 HIGH ST., AS PER CASE NO. AR 55-15, DRAWINGS NO. AR 55-15, DATED JUNE 29, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE ADDITIONAL REQUIREMENT THAT THE BALANCE OF THE SIGN BE REPAINTED.

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

g. Site Lighting – **7227 N. High St.** (M+A Architects) **AR 56-15**

Mr. Reis moved to table this application and Mr. Coulter seconded the motion. All Board members voted, “Aye”.

h. New Entrance, Windows and Awning Removal – **661 High St.** (Jonathan Barnes Architecture and Design) **AR 57-15**

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 for Snap Fitness to operate a recreational facility in 1510 square feet of the first floor and in the 1945 square foot second floor space was approved by the MPC on June 11, 2015. A separate 1000 square foot space for retail was part of the proposal. This application is a request for approval of the exterior changes to the building.

Project Details:

1. As requested by the City, the applicant is proposing retention of the existing exterior door to the space and creation of a small vestibule to allow access to the separate suites inside the space.
2. Removal of the muntins in the storefront windows has already been done, but still needs approval. Removal of the awning is proposed.
3. Replacement is proposed for the second floor windows, some of which were boarded over/filled in years ago. Vinyl clad wood windows to match the existing are proposed. The front second story windows would only be replaced if repair is not possible. A manufacturer has not been identified.
4. A new entrance is proposed for the rear of the space. The opening would be through the rear block wall and would have steel stairs to allow access to the sidewalk. The style of door has not been identified. The stairs may be required to have a different style of railing due to Building Code requirements. The color of the stairs has not been identified.
5. No changes to the signage have been identified.
6. 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.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines to use exterior materials traditionally used on commercial building in Worthington.

The Worthington Design Guidelines recommend if historic windows are too deteriorated to repair cost-effectively and replacement is justified, the preferred option is an in-kind replacement in the same material and design. New windows made of substitute materials such as clad wood can be acceptable if they provide a reasonably good match for the windows being replaced. Be sure that window designs are appropriate for the style or time period of the building. Avoid use of inappropriate window designs. Avoid enlarging or downsizing window openings to accommodate stock sizes of replacements. Also avoid permanent blocking in of windows.

Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending approval of this application if the window and rear entrance details are satisfactory.

Discussion:

Mr. Hunter asked if the applicant was present. Ms. Jennifer Gilmore, of 6160 Darby Lane, Columbus, Ohio, was sworn in by Mrs. Bitar. Mrs. Bitar asked Ms. Gilmore if the shutters are going to be painted. Ms. Gilmore said no, there are no plans to change the shutters, but after seeing the photographs agreed the shutters could use a coat of paint. Mr. Hunter asked if the Worthington Hardware sign would stay, and Ms. Gilmore said the decision will be made when a tenant is found for the additional retail space on the first floor. Mrs. Bitar said staff and the Board members would like to know what the stairwell will look like inside the front window. Ms. Gilmore said the stairwell will be about six inches back from the window, and the area will be open so you can see through to the second floor. The framing will be steel with wood threads made of 2 ½" pine, the color of the steel will be gray. The back stairs will be the same color.

Mr. Hunter asked Ms. Gilmore to clarify which part of the back of the building, which are currently painted green, would be freshly painted. Ms. Gilmore said just the area where the stairs are, the one specific space, would be painted gray to differentiate the business from the other areas. Mr. Hunter said he would prefer to see the entire area freshly painted because the green paint is very ratty right now, and he does not remember the ARB ever specifying that part of the building should be painted green. He would like to see the whole area painted gray. Mr. Coulter said the green painted area also travels up the side of the building in the alley way on the north side. Mrs. Holcombe said if new stairs are being installed in the back she would like to see the entire back area match because patrons are always coming and going and the area currently looks awful. The fenced area at the back of the separate building also needs to be eliminated and cleaned up. Mrs. Holcombe said the goal should be to get the back area cleaned up. People are cutting through the area to get to restaurants and the area just looks awful. She would like to see everything match. Mr. Coulter said he agrees with Mrs. Holcombe, but the owner of the building, Mr. Zettler, is not

present at the meeting. Ms. Gilmore said she cannot make decisions for Mr. Zettler. Mrs. Bitar said all of the things that were mentioned can be taken care of as property maintenance violations, or the owner can come in and make an application to correct them all on their own. Mr. Sauer asked Mrs. Bitar what incentives are available to get the back area cleaned up. Mrs. Bitar explained to Mr. Sauer that Mr. Zettler was at the previous meeting when Mr. Sauer was not present, and Mr. Zettler agreed to clean up the back of the building. All that is needed is a complaint to be put on the list of investigations and the city will try to do what they can to get the property owner to be in compliance with the property maintenance code. Ms. Gilmore apologized on behalf of the owner because they were unable to attend the meeting this evening.

Mr. Reis asked Mrs. Bitar if a letter to the property owner could be written to address the issues that were just discussed, such as removing the fence, replacing the dumpster enclosure, replace the exit stairs from the Old Bag of Nails, the block wall be painted gray to match the new area being planned for Snap Fitness, and ask for the owner to respond within 60 days. Mrs. Bitar said that is possible, or the city can address the issues as property maintenance violations. Mr. Coulter asked what Ms. Gilmore's time frame is and she said she is planning to submit for a Building Permit on July 21, 2015. Mr. Coulter suggested tabling this application to give the owner a chance to address the issues while Ms. Gilmore is preparing to submit for a permit and Ms. Gilmore agreed.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward. Mr. Coulter moved to table the application and Mr. Sauer seconded the motion. All Board members voted, "Aye".

C. Municipal Planning Commission

1. Conditional Use

- a. Vocational Instruction in I-1 – **7020 D Huntley Rd.**(Megan A. Ramage) **CU 17-15**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This site has two multi-tenanted buildings constructed in the late 1960's. This request would allow a non-profit organization called Pathways to Independence of Central Ohio to conduct vocational instruction in Suite D at the southeast corner of the site. The applicant will also be applying for a Conditional Use Permit for a Dog Day Care center once the Code change is in place that would allow that use in I-1. The vocational instruction for the business involves using the day care business to prepare young adults with disabilities for employment and to become more self-sufficient.

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 is provided adjacent to the building, and should be ample to accommodate the use. In the beginning, the plan is to have 2 employees, volunteers, and no more than 10 clients a day at the facility.
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 – Hours would mainly be weekdays from 9:00 am to 5:00 pm, with occasional special events.
8. Shielding or screening considerations for neighbors – No change to the building or site is proposed.
9. Appearance and compatibility with the general neighborhood – No change to building or site.

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 Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending *approval* of this application. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Discussion:

Mr. Hunter asked if the applicant was present. Ms. Megan Ramage stated her address is 11020 Kile Warner Rd., Plain City, Ohio 43064, and Ms. Stephanie Sanzo, of 1218 S. Washington Ave., Columbus, Ohio 43206. Ms. Ramage said that she and Ms. Sanzo just resigned as Worthington school teachers to start this new business and they are very excited to stay in Worthington. She has been teaching within the district for twenty years and Ms. Sanzo has been teaching for ten years. They are both looking forward to doing something for the community. Ms. Sanzo said they

will be working on teaching job skills, how to prepare resumes, computer skills, interview skills, as part of a functioning business, the doggy day care that they will be running in the warehouse. Their interns will be taking part in running all aspects of the business. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward.

Mr. Joshua Lamb stated his address is 4660 Charecote Lane, Apt. J, Columbus, Ohio 43220. Mr. Lamb asked if these interns would be taught life skills in general or how to run a doggy care business themselves. Ms. Ramage said the goal is for the interns to be able to go into the community and get real jobs, this is just how they are starting. Mr. Lamb said he commends both of them for teaching and admires what they are doing but said he has some concerns. Mr. Lamb asked why the applicants chose to run a doggy day care business for their vocation program. Ms. Ramage explained that Ms. Sanzo has a service dog from Canine Companions that helps children with autism, and anxiety disorders, and the dog has been placed at Kilbourne middle school this year, and the involvement with the dog has done wonderful things. Service dogs are good therapy for the young adults. Ms. Sanzo said that dogs are very soothing for these young people and a motivational factor for them. They will be able to teach the young adults how to run a business doing something they enjoy. The long term goal is for these young adults to get jobs in the community. This is how they will learn basic fundamental skills.

Mr. Lamb said he is a volunteer coach at the gym next door to where the doggy day care will be located. He said his girlfriend is a veterinarian, but does not practice as one, instead practices as a dog trainer in Reynoldsburg, Ohio. He is concerned that some of the dogs may not get along with one another, and concerned about the safety of the people working with the dogs.

Ms. Sanzo said before they accept each dog, the dogs would go through temperament testing, to make sure they get along with other dogs. She said they have been doing extensive research on temperament testing. If a dog does not get along with another dog, they will not allow that dog into their facility because of the liability issues. Board members did not have other questions or concerns.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY MEGAN A. RAMAGE FOR A CONDITIONAL USE PERMIT TO CONDUCT VOCATIONAL INSTRUCTION AT 7020 D HUNTLEY RD., AS PER CASE NO. CU 17-15, DRAWINGS NO. CU 17-15, DATED JUNE 24, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye and Mr. Reis, aye. The motion was approved.

D. Other

There was no other business to discuss.

E. Adjournment

Mr. Coulter moved to adjourn the meeting at 9:20 p.m. and Mr. Reis seconded the motion. The meeting was adjourned.