



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
April 28, 2016

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: Michael Coulter, Chair; James Sauer, Vice-Chair; Kathy Holcombe, Secretary; Thomas Reis; Edwin Hofmann; Amy Lloyd; and David Foust. Also present were: Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission. Scott Myers, Worthington City Council Representative to the Municipal Planning Commission was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the April 14, 2016 meeting.

Mr. Reis moved to approve the minutes and Mr. Hofmann seconded the motion. All Board members voted, "Aye." The motion was approved.

4. Affirmation/swearing in of witnesses – Members of the audience were sworn in by Mrs. Bitar.

B. Architectural Review Board

1. New

1. Unfinished

- a. Landscaping & Enclosure – **547 High St.** (Bildsten Landscape Services Inc./First Financial Bank) **AR 33-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This bank was constructed in 1999 and operated as Guernsey Bank until 2014 when First Financial Bank took over the operations. First Financial changed the signage and most recently made changes to the drive-thru area.

Originally, 11 evergreen trees were approved and planted along the west property line to screen the parking lot from the residential property to the west. The trees were apparently removed a number of years ago and not replaced. The City has requested replacement of the screening to comply with the original Certificate of Appropriateness, or the property owner must gain ARB approval for a new plan. At the March 10, 2016 meeting, the applicant proposed a solid vinyl fence for the screening. The applicant indicated the existing vegetation on the residential property to the west would impede the growth of replacement planting. Also discussed was screening of trash receptacles in the island at the northwest corner of the site with a section of matching fencing. Approval was never received for the outside storage of trash on the site, so screening is necessary. The ARB would not approve solid vinyl fencing, so the applicant requested the matter be tabled.

This proposal would involve a combination of plant material for the west side screening, and installation of an enclosure for the trash cans.

Project Details:

1. On the west side, Taxus Hicksi and Miss Kim Lilac plants are proposed. The applicant feels these plants would have a good chance of surviving with the existing plants to the west, and would provide screening. The height at planting would be 36-42”.
2. A 4’ high Cedar enclosure is proposed in the northwest island. The solid fencing would be 5’ x 4’, with doors on the south side. The applicant reports the doors would only be open during hours the bank is closed.

Land Use Plans:

Worthington Design Guidelines

Screen parking with landscaping such as low bushes; historically and architecturally appropriate low fences or walls may also be effective. Fencing should be constructed with traditional materials and appropriate for the site. Preferred are fences that are open in style and 3’ - 4’ in height. Higher fences are discouraged, but may be appropriate where a commercial use abuts a residential property. Consider using natural plant materials instead of fences. Keep functional items such as trash containers, transformers and electrical boxes orderly and well screened.

Recommendation:

Staff is recommending *approval* of this application. The proposed planting plan should provide an adequate screen. The enclosure would be close to parking, but in a location that would be unobtrusive.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Mark Bildsten stated he is representing Bildsten Landscape Services and he also introduced Mr. Jeff Hartley from First Financial Bank.

Mr. Bildsten said the evergreen placement will help address headlights as they come around the corner.

Mr. Coulter suggested trimming back the hedge around the southwest corner of the building near the ATM because he has come close to hitting people because of the blind spots.

Mr. Coulter said as far as he can remember the trash cans have always been outside on this property. Mrs. Holcombe asked if the space is big enough for both trash cans and Mr. Bildsten said yes, he measured the area.

Mrs. Holcombe asked if the honeysuckle was going to be taken out and Mr. Bildsten said no, he was just going to trim the honeysuckle back.

Mr. Coulter said the signs by the drive-thru will need to come out because they are not approved. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

ARB Motion:

Mr. Sauer moved:

THAT THE REQUEST BY BILDSTEN LANDSCAPE SERVICES ON BEHALF OF FIRST FINANCIAL BANK FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL LANDSCAPE SCREENING AND A TRASH ENCLOSURE AT 547 N. HIGH ST. AS PER CASE NO. AR 33-16, DRAWINGS NO. AR 33-16, DATED APRIL 19, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE UNDERSTANDING THAT THE SIGNS THAT ARE MOUNTED NEAR THE DRIVE-IN TELLERS NEED TO BE REMOVED.

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

Mrs. Bitar swore in the additional speakers.

2. New

- a. Satellite Dish – **609 Oxford St.** (Timothy Smullen) **AR 58-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

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Minutes

The house on this rear sloping property is a bungalow that was originally built in the early 1900's. In 2003, a two-story rear addition was constructed, and in 2011 the house was extended further to the rear. With this application, approval is sought for an existing satellite dish.

Project Details:

1. The dish is located on a side porch roof on the south side of the house, about 55' from the street.
2. The dish is partially screened from the right-of-way by existing trees and bushes, and only seen at angles looking northwest toward the house.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Satellite dish placement should be in a location that minimizes the visual impact as seen from the right-of-way.

Recommendation:

Staff is recommending *approval* of the application. If the dish is replaced in the future, a location further to the rear could be explored.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Timothy Smullen stated his address is 609 Oxford St., Worthington, Ohio. Mr. Smullen said the dish was placed in that location because of the connection to the interior. Mr. Foust said he would like to see these satellite dishes moved out of sight. Mrs. Holcombe said some of the satellite dishes already approved can be seen partially. She said she does not have a problem with this application because of where the dish is located. Mr. Brown said staff has had some success at contacting some of the wholesale and retail outlets and hopefully there will be less problems with the dishes in the future. Mr. Hofmann said he would like to see the dish moved into the back further. Mr. Smullen said he is not a big fan of Direct TV so he is not sure how much longer he will have the service. Board members had no other questions. Mr. Coulter 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 TIMOTHY SMULLEN FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN A SATELLITE DISH AT 609 OXFORD ST. AS PER CASE NO. AR 58-16, DRAWINGS NO. AR 58-16, DATED APRIL 5, 2016, 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. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye; and Mr. Foust, nay. The motion was approved.

b. Front Ramp & Porch Posts – **184 E. Granville Rd.** (Michael Aljancic) **AR 59-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This house was originally built in 1930 and is two-stories with a gabled roof and a one-story addition to the rear. In June of 2015, the owner was approved to construct a 9' x 9' addition at the northeast corner of the house, and amendments were approved later that year and in March of 2016. Two changes were made at the front of the house that did not gain approval from the ARB and are the subject of this application.

Project Details:

1. Previously, the columns supporting the front porch roof were decorative wrought iron. The columns were replaced with square wood columns painted white.
2. The steps leading up from the driveway were removed and replaced with a steep solid concrete ramp. A concrete driveway was installed at the same time, as were new steps to the front porch and a concrete walkway to the east side of the property.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

From about 1915 on, porches generally were simplified and more integrated into the design of the house. Simple square or tapered columns were common. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff is recommending *partial approval* of this application. The new porch columns are complimentary to the house. The walk from the driveway to the front porch is steep and not typical for the Architectural Review District. Steps would be more appropriate.

Discussion:

Mrs. Bitar said the drive approach and sidewalk were installed incorrectly and without a permit. That issue would need to be rectified, but is not part of what the ARB approves. Mr. Coulter asked if the applicant was present. Mr. Michael Aljancic stated his address is 865 Pipestone Dr., Columbus, Ohio. Mr. Aljancic said he does not feel the grade is that bad, just a normal walk up. He said total replacement would cost thousands of dollars, and there is nothing in the Residential Code of Ohio that discusses grading and slope, so this is more of an opinion related matter. He said he feels the posts look nice as opposed to the wrought iron and the house from start to finish is a thousand times better. Mr. Aljancic said he has a Temporary Certificate of Occupancy pending this approval, and the house is in contract. Mr. Sauer asked if a rail was required and Mrs. Bitar said not for a walkway, but for three or more steps. Mr. Hofmann explained the total height would need to be more than thirty inches. Mr. Coulter asked Mrs. Bitar if there was supposed to be a railing around the deck and Mrs. Bitar said no. Mr. Hofmann asked Mr. Aljancic if the new owners

have seen the walk and Mr. Aljancic said yes, the new owners are fine with the walkway, and prefer nothing further be done to the home.

Mr. Coulter 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 MICHAEL ALJANCIC FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN THE FRONT PORCH COLUMNS AND RAMP AT 184 E. GRANVILLE RD. AS PER CASE NO. AR 59-16, DRAWINGS NO. AR 59-16, DATED APRIL 11, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- c. Lighting, Condensing Unit, Landscaping & Hardscaping - **690 Evening St.** (Chad Kiner) **AR 60-16**

Findings of fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This house was built in the early 1900's and is a two-story Colonial Revival style house. Approval was granted in 2015 and 2016 by the ARB to allow renovation of the house and replacement of the garage. Much of the work is complete and the property owner is now selling the house to new owners who plan to finish the project and move into the home. This application includes lighting, a condensing unit and site changes.

Project Details:

1. Light fixtures are proposed for the front porch column and ceiling. The proposed fixtures are black in a decorative design.
2. For the 2 doors on the rear of the house and on the garage, a black lantern style fixture is proposed that would include a motion sensor, and have a dusk to dawn feature. The garage would have 3 fixtures on the face and 1 on the side by the man door.
3. On the rear of the garage a spotlight is proposed, as is a condensing unit to cool the upstairs in the garage.
4. There was a retaining wall along the front sidewalk that was removed, and is now proposed for replacement. The new wall would extend the width of the property, and be constructed with Unilock Brussels paving stones (Coffee Creek color). A variance is

required for the wall location in the required front yard. The steps up from the public sidewalk would be gray Unilock LedgeStone, and the walk to the house would be Brussels pavers. Replacement of the steps to the front porch with LedgeStone steps is also proposed.

5. A patio with seat walls is proposed for the rear of the house, with the same paver materials as proposed for the front. A combination of evergreen shrubs and trees are proposed around the patio, house and in the front yard. Boxwood is shown adjacent to the front retaining wall.
6. The existing drive is about 10' wide, constructed mostly of asphalt and gravel. Proposed is a 14' wide concrete drive that would widen to 32' at the garage. A 4' wide sidewalk is proposed along the north side of the garage, and would connect to a 32' wide concrete pad at the rear. Although not subject to approval, a basketball hoop is proposed at the east end of that rear pad.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

In selecting new light fixtures, simple designs are usually the best. Avoid overly ornate fixtures and ones that are out of scale with the building. Select fixtures appropriate to the building's character or that are similar to those used on buildings from the same period or style. Use as few fixtures as are necessary to provide adequate light for walks, yards and driveways. Avoid overly bright lights. Locate and orient fixtures to minimize light "spill" onto adjacent properties.

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

Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require. Get professional advice before installing new paving. Whenever possible, reduce the amount of paving and install lawn areas and landscaping. Keep landscaping materials at least a foot or more from any building. This will help avoid accumulation of moisture that could damage paint surfaces or encourage wood deterioration and penetration of moisture into the interior. Fast growing plant materials may have to be trimmed regularly.

Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.

Recommendation:

Staff is recommending *approval* of the application. The proposed light fixtures are appropriate. The retaining wall is necessary for the yard; placement must be outside of the right-of-way. Retention of the walk from the public sidewalk to the front door is appropriate in the District. The proposed landscaping and patio are complementary to the house. Although the concrete drive and pad are solid, much of the rest of the site is pervious.

Discussion:

Mrs. Bitar said she wanted to mention that home occupations are not allowed to be conducted in accessory structures and that discussion was had with the property owner. The rest of the application has to do with changes to the site.

Mr. Coulter asked if the applicant was present. Mr. Chad Kiner stated his address is 690 Evening St., Worthington, Ohio. Mr. Kiner said the steps will be made out of limestone instead of the stone originally presented. He brought a sample of the limestone with him to share with the Board members. He said the limestone closely resembles concrete in color and style. Mr. Kiner introduced his landscaper, Sean Stauffer from Natural Grove Landscaping. Mr. Stauffer said the slabs will be seven inches thick and between four and six feet long and about eighteen inches deep. They will have a rough face but a smooth bottom and will bring back the time period of the house. Mr. Kiner said he was not sure if he would need a variance or not but the retaining wall will be twenty-four inches high and glued together. He said he replaced the sidewalk in the same place also. Mr. Sauer asked if there are concerns about the right-of-way, and Mrs. Bitar said because of the low height of the retaining wall staff did not have concerns. She said she would have to verify if a variance would be needed if the stones are glued together rather than loose laid. Mrs. Holcombe said the limestone steps are going to look beautiful.

Mr. Foust asked Mr. Kiner if he is aware of the changes made to the chimney and Mr. Kiner said yes, and that the original pots will be restored and put back on the chimney. Mrs. Bitar said she noticed the chimney is a bit wider than the original chimney and has a different characteristic. Mr. Coulter said he did not have a problem with the chimney. He feels the chimney will look much better once the pots are put back. Mr. Foust said he wanted to discuss the rebuilding of the chimney and how the chimney can better reflect the time period. He had two thoughts, and the first was to take a look at the placement of the pots and whether the pots would look better closer together and have a space at either end of the chimney or if it would look better to space them across the top of the chimney. Mr. Foust said the cap overhung the original bricks and asked if that could be replicated in anyway. Mr. Kiner said he was unable to answer Mr. Foust's question because he purchased the home with the chimney already approved. Mr. Coulter suggested a thicker wooden band around the chimney cap in order to get the chimney back to the original look.

Mr. Coulter said he does not have a problem with the lights on the back of the garage. Mr. Coulter 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 CHAD KINER FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO ADD LIGHTING, A CONDENSING UNIT, LANDSCAPING AND HARDSCAPING AT 690 EVENING ST., AS PER CASE NO. AR 60-16, DRAWINGS NO. AR 60-16, DATED APRIL 15, 2016, 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. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann; Mrs. Lloyd, aye; and Mr. Foust, aye. The motion was approved.

d. New Porch Rails, Paint & Lights – **614 Oxford St.** (Kristen & AJ Senff) **AR 61-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This farmhouse was constructed in the late 1800's, and there have been modifications and additions over the years. The house is a contributing building in the Worthington Historic District. The front porch was added to connect the 2 side porches in 1998, with the design matching the side porches. The current owners would like to change the porch rails and balusters; paint the house and porch floor; and add lights to the garage.

Project Details:

1. The front porch continues around the sides of the house, and matching balustrades are on the sides of the second floor. The existing balusters are round with a patterned finished, and painted multiple colors. The rails are narrow. There is scroll work at the tops of the columns. Proposed is a thicker rail with square balusters and simple square columns. A photograph is in the packet showing proposed porch details from another house.
2. White is proposed for the house, garage, trim, porch details and second floor balustrades, except for the floor of the first floor porch would be gray. The shutters are proposed to be black.
3. Decorative light fixtures are proposed on both sides of the garage door.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

From about 1915 on, porches generally were simplified and more integrated into the design of the house. Simple square or tapered columns were common. New porches (located where one is missing or there has not been a porch in the past) should be built in a simple design. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings.

In selecting new light fixtures, simple designs are usually the best. Avoid overly ornate fixtures and ones that are out of scale with the building. Select fixtures appropriate to the building's character or that are similar to those used on buildings from the same period or style. Use as few fixtures as are necessary to provide adequate light for walks, yards and driveways.

Recommendations:

Staff is recommending *approval* of this application, as the proposed porch rails, colors and lights are appropriate for this house and the District.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. A.J. Senff stated he and his wife live at 614 Oxford St., Worthington, Ohio. Mr. Senff said he and his wife are new home owners and they would like to bring back more of the farmhouse character to the home with the change to the porch. Some of the porch spindles are deteriorating so this is more than just a cosmetic change. Mr. Hofmann said he thinks this will be a terrific improvement for the home.

Mr. Coulter 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 KRISTEN AND AJ SENFF FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE PORCH RAILS, PAINT, AND ADD LIGHTS AT 614 OXFORD ST. AS PER CASE NO. AR 61-16, DRAWINGS NO. AR 61-16, DATED APRIL 15, 2016, 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. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, ; Mrs. Lloyd, aye and Mr. Foust, aye. The motion was approved.

e. Renovation and Additions – **687 Evening St.** (Sean Kocheran/Stotzer) **AR 62-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

This ranch was constructed in 1958 and is on the west side of Evening St., south of W. Granville Rd. The house is not a contributing building in the Worthington Historic District. The property is 85' wide and an average of 158' deep. The owners would like make changes and add on to the house.

Project Details:

1. The existing house is stucco, with brick on parts of the front façade. The stucco is white; the brick is multi-colored with brown tones; and the roof is brown. Proposed for the existing house and addition are the following: the stucco would be painted light gray; the brick would be dark gray; and the roof is proposed as blended charcoal.

2. All of the existing windows are proposed for replacement with Pella aluminum clad wood casement windows, and any new windows would be the same.
3. A new mahogany front door is proposed.
4. Expansion of the front stoop into a porch that would extend to the garage and include a roof is proposed. The roof would have a forward facing gable to match the house gable to the north. Square cedar columns with brackets at the top and stone water tables (identified as stone – look like brick) are proposed. The gable would be gray Hardie board and batten siding, with standing seam metal at the base. Board and batten is also proposed to replace the stucco above the water table on the existing house wall below the gable. Existing shutters would be removed.
5. On the brick wall north of the entrance, two new bay windows with seats inside are proposed. The windows are proposed with standing seam metal gables, stucco surrounds and brackets below.
6. Two additions are proposed for the rear, both of which are more than 2' in from the sides of the house. On the north side, the addition would extend 22'5" to the rear and have a 4:12 gable to match the other gables in the house. The space would house an office and master bedroom, with renovation of existing space to finish the master suite. At the south end a matching gable is proposed to extend 16'5" from the rear of the garage, and would include a sun room and additional interior space.
7. A deck is proposed between the additions and adjacent to the existing house. TimberTech decking material in Caribbean Redwood with a black rail is proposed. A photograph of an existing deck constructed by the applicant at another location is included in the packet as an example.

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.

Discussion:

Mr. Coulter asked if the applicant was present. Mrs. Shelly Stotzer stated her address is 687 Evening St., Worthington, Ohio. Mrs. Stotzer says the house has not been updated since 1958. Mrs. Holcombe asked if the size of the windows being replaced will remain the same and Mrs. Stotzer said yes. They then discussed the size of the new windows, being smaller than the existing. Mr. Hofmann said he was struggling with the design but agreed the house needs to be renovated. He believes there are too many new elements that change the character. He suggested having the bay window area look more like a band of running windows, like what is being proposed on the back of the house, rather than two little windows that have their own gables which are not really matching in style. Mrs. Stotzer explained those serve two different rooms in the house, and Mr. Hofmann said he understood, but felt there could still be a band of windows. Mr. Hofmann said the bay windows look awkward in the current proposal. Mrs. Stotzer said she had discussed making the area flush with the house and Mr. Hofmann said that would work too, but he feels there

is a clash of materials at this point. He also mentioned the arched garage door windows. Mr. Coulter agreed the porch roof should be pulled back on the face of the house. Mr. Coulter suggested casement windows for the front of the house that are similar to the windows on the porch.

Mr. Foust said he believes the roof color should match what is currently there to make the porch look like part of the original house, so no standing seam metal. Mr. Foust explained he grew up in the Kilbourne Village area and explained it is a difficult task to modernize a home such as this home that was built in the 1950's into something that people want to live in today. Mr. Sauer said the columns look like they would be somewhat rustic in detail and color and asked if that was the intent. Mrs. Stotzer said somewhat, but she likes cedar. Mr. Foust said there were some similar houses in the Kilbourne Village area that are like Hansel & Gretel houses because they had similar wood features and some of the brick still exists.

Mr. Coulter said the new columns will be made out of cedar, and he is fine with that because the wood will eventually weather, but asked if the base would be stone or brick. Mrs. Stotzer said the columns bases will be brick which is painted to match the rest.

Mr. Sauer asked what the next step would be. Mrs. Stotzer said she would make changes per the Board's suggestions. She said as far as the garage door, she likes the look but is willing to compromise on that also if that is what the Board would like so she can move forward. Mrs. Holcombe said she agreed this project will look better with more consistent windows. Mr. Hofmann feels there are several items that were addressed and asked if Mrs. Stotzer was willing to table her application and come back at a later date. Or the Board could craft the motion very specifically and she could ask for a vote. Mr. Sauer agreed with Mr. Hofmann about tabling, feeling everyone would be on the same page. Mrs. Stotzer said she was unfamiliar with the process and asked what would happen if she asked for a vote and her application was denied. Mr. Coulter explained that the Board is just trying to avoid that step of having to re-apply and Mrs. Stotzer could come back with new elevations.

Mr. Sean Kocheran stated his address is 351 W. South St., Worthington, Ohio and that he is Mrs. Stotzer's contractor. He asked if the Board could take a vote on items regarding the rear of the house, feeling they could come back in two weeks with new elevations for the front. He said if he can move forward with the project on the rear he can get the proper permits and begin the excavation work.

Mr. Coulter 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 THE SEAN KOCHERAN ON BEHALF OF JOE AND SHELLY STOTZER FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE

AND ADD ON TO THE HOUSE AT 687 EVENING ST. AS PER CASE NO. AR 62-16, DRAWINGS NO. AR 62-16, DATED APRIL 15, 2016, BE APPROVED HOWEVER, THE FRONT ELEVATION SHALL BE REVISED AND RESUBMITTED TO THE BOARD FOR APPROVAL AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

f. Outdoor Seating – **691 High St.** (Brufco, LLC) **AR 55-16**

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C. Municipal Planning Commission

1. Conditional Use - New

a. Coffee shop in C-5 Zoning District – Outdoor Seating – **691 High St.** (Brufco, LLC) **CU 07-16** (Amendment to CU 15-15)

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

Highline Coffee Co. is in a 267 square foot space in the middle of the early twentieth century commercial building at the southwest Village Green. The space was home to Care Uniforms for many years. Highline Coffee Co. was approved for a Conditional Use Permit last year and has been open since October. The owner would now like to add outdoor seating.

Project Details:

1. Highline Coffee Co. is a high end coffee shop serving espresso-based drinks, drip coffee and tea, frozen coffee, smoothies and pre-packaged baked goods. One to two employees typically work at the shop each day. The customer count was expected to be approximately 120 – 200 people a day. Four tall tables seating two people were approved inside the building.
2. With this application, two 24 ¾” square tables with 2 chairs each are proposed outside of the shop. The furniture would have black aluminum framing with brown polystyrene slats. One umbrella would accompany each table, with the color being blue, brown or tan. Placement would be adjacent to the planting bed in front of the shop.
3. The owner would maintain a 6’ wide aisle for pedestrian movement on the sidewalk.
4. Store staff must keep the area litter free and clean up any spills on the sidewalk. Also, the trash cans in the Central Business District are for general pedestrian use and not

associated with any particular business. Store staff must regularly check any receptacles near the store during business hours and keep them emptied as necessary so they are available for all Central Business District visitors. Keeping the area clean and litter free would be mandatory.

5. The approved hours of operation for the business were Monday – Saturday, 7:00 am – 3:00 pm, but the owner was allowed to expand the hours as needed to meet demand.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recognizes seating and tables for use by patrons makes the entire area feel more open and pedestrian-friendly. The Architectural District Ordinance calls for design and materials to be compatible.

Conditional Use Permit Basic Standards and Review Elements

1. Effect on traffic pattern
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood.

Downtown Worthington Outdoor Dining Facilities Policy & Procedures

1. Tables, chairs, umbrellas, and other architectural elements are subject to the ARB's requirements and guidance.
2. Outdoor furniture, planters and/or fencing only can be placed on the sidewalk in front of the applicant's establishment.
3. The goal of the establishment must be weighed by the City against the critical importance of the pedestrian experience in downtown Worthington. As such, the business must maintain, at the very least, a 5-foot pedestrian clearance on the sidewalk; the City expects proposed Outdoor Dining Facilities to use only the minimum amount necessary to create a reasonable outdoor dining opportunity. The pedestrian clearance cannot include tree grates, benches, trees, parking meters, streetlights or other sidewalk obstructions.
4. Placement of outdoor furniture, planters and/or fencing cannot interfere with crosswalks, curb ramps, access to buildings, driveways or access to any fire escape, and must conform to all federal, state and local laws and regulations, including the Americans with Disabilities Act ("ADA").
5. Umbrellas may be permitted under limited circumstances where the umbrellas, when raised, do not interfere with pedestrian traffic or other features within the public right-of-way. Outdoor

furniture, umbrellas, planters and/or fencing in the sidewalk area must be kept free of advertising (including any logos, graphics or names), litter and other debris at all times.

6. The outdoor furniture, planters and/or fencing cannot have a substantially adverse impact on the use, enjoyment or property values of adjoining properties. All tables, chairs, etc. must be promptly removed from the sidewalk at the end of each business day, unless they are secured overnight. Permittees cannot affix furniture to the sidewalk, except for fences or planters.

Worthington Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington.

Recommendation:

Staff is recommending *approval* of these applications, conditioned on approval by the Director of Service and Engineering. The addition of outdoor seating should enhance the original Conditional Use Permit.

Discussion:

Mrs. Bitar said since application was made, the applicant considered placing the tables and chairs near the building. She showed a photograph of one of the chairs at that location, and pointed out other protrusions from the face of the building. Mr. Sauer asked Mrs. Bitar if the tables and chairs could be approved at either place, and Mrs. Bitar said yes. Mr. Sauer explained that while people are walking along the storefronts and gazing into the windows, people will have to walk around this area to get to the next store front. Mrs. Bitar said the other consideration was there is a retractable awning that could provide shade, and the building owner is apparently willing to replace the material. She explained the original hardware for the awning should be kept. She explained the store owner originally wanted umbrellas, but there was not much room in either location.

Mr. Brown said some Board members may not be fully aware of the outdoor dining policy, which is basically the anything in the right-of-way policy that went before City Council last year for adoption. The policy outlined what City Council will approve. Mr. Brown said he and David McCorkle, the new Economic Development Manager, are rewriting the policy. He said the way the current policy reads is as a one size fits all kind of policy for Old Worthington. The way the currently policy is written, it looks at everything as it is fenced off, for private benefit, instead of including what the applicant is proposing such as an area to sit down and enjoy their coffee, or something like the benches at Graeter's Ice Cream. The policy sets up the parameters for spacing, such as the need for a five foot clearance zone.

Mr. Coulter asked if the applicant was present. Ms. Christie Bruffy stated her address is 5270 Brust Dr., Powell, Ohio. Ms. Bruffy said the Pure Cottage awning is not fully extended in the picture that was shown. She said because her shop is so tiny, outdoor seating would be a huge bonus. There will not be food service or actual dishware out on the patio. Mr. Hofmann said he does not mind tables and chairs up against the building. He believes that will add character. Mrs. Hofmann asked if Ms. Bruffy would be taking the tables and chairs inside at the end of the day and Ms. Bruffy said yes. Mr. Foust said looking at the applications up and down High Street, he tries to look at things that what would and would not work, and he does not feel that he has found

anything that would not work. Mr. Foust said the wall works well for Graeter's because people can sit on the wall and eat their ice cream, and the benches up against the wall do not prevent people from going through the area. He asked about the Farmer's Market and if people had assigned spaces and Mrs. Bitar said yes. Mrs. Lloyd said she was concerned about the vendors that might be in the same area as the coffee shop, but Mrs. Bitar said she had spoken with the Farmer's Market's manager, who believes she can make the plan work. Mr. Coulter suggested that Ms. Bruffy pull her chairs in during the Farmer's Market days because the area is usually very crowded, and then after the market put the chairs back out. Ms. Bruffy said there is no room to store the tables and chairs while her shop is open, but she may be able to store the tables and chairs behind the building if that would be okay.

Mr. Brown said they could put a condition on that situation and wait until the Farmer's Market runs out because the area is so crowded.

Mrs. Holcombe asked if there could be an option to place the tables and chairs in either location, and Mrs. Bitar said yes.

Mr. Brown said he feels that both options may be fine, but the plan needs to be reviewed by the City's Service and Engineering Director. Mr. Coulter said the Board members understand the Director will have the final say for safety reasons. Mr. Foust said what is proposed are very small tables and chairs, as opposed to the larger tables in front of the Bag of Nails restaurant. Mr. Foust would like to see a clear path through the retail area instead of having patrons zig zag around tables and chairs. Mr. Sauer agreed and he thought that was what the original plan was to have a clear path for people to walk through instead of trying to complicate the walkway. Mr. Hofmann explained the proposed tables do not have umbrellas attached so there is a clear line of sight. Mr. Sauer said he believes there is some flexibility with this situation.

Mr. Coulter 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 BRUFCA LLC FOR A CERTIFICATE OF APPROPRIATENESS TO PLACE OUTDOOR SEATING AT 691 HIGH ST., AS PER CASE NO. AR 55-16, DRAWINGS NO. AR 55-16, DATED APRIL 1, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, WITH THE OPTION TO HAVE TWO TABLES AND FOUR CHAIRS RIGHT OUTSIDE THEIR STORE OR ADJACENT TO THE PLANTING AREA AND ON THE CONDITION THAT THE PLAN IS APPROVED BY THE DIRECTOR OF SERVICE AND ENGINEERING.

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

Mrs. Bitar explained the original Conditional Use Permit was for the coffee shop to operate at this location, so this next motion just adds the outdoor seating option. She said she is wondering if the applicant wanted umbrellas if seating was allowed next to the planting area. Mrs. Bitar continued to say the outdoor policy specifies the outdoor seating has to be in front of the store front. Mr. Sauer asked if the motion should reflect location of the tables and chairs and Mrs. Bitar said yes. Members discussed the limited space for umbrellas. Mr. Sauer asked Ms. Bruffy if she could come back later if she decided she would like umbrellas and she said yes.

Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

MPC Motion:

Mr. Reis moved:

THAT THE REQUEST BY BRUFCO LLC TO AMEND CONDITIONAL USE PERMIT #CU 15-15 BY ADDING OUTDOOR SEATING AT 691 HIGH ST., AS PER CASE NO. CU 07-16, DRAWINGS NO. CU 07-16, DATED APRIL 1, 2016, AND AS PER THE PREVIOUS AMENDED NOTES IN THE ARCHITECTURAL REVIEW BOARD NOTES 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. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

Mrs. Bitar asked Mr. Coulter if the Board could skip to Agenda item C 3 because that item will be quick, and then the Board can finish the other two applications.

C. Municipal Planning Commission

3. Historical Marker

- a. Harding Hospital Campus – **445 E. Granville Rd.** (The Ohio State University) **HM 01-16**

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

The Ohio State University Office of Administration & Planning – Physical is requesting approval to place a Historical Marker commemorating the Harding Hospital Campus. Harding Hospital was founded in 1916 by George T. Harding II, MD as the Columbus Rural Rest Home. The hospital provided treatment for people with physical, mental, social and spiritual needs on the 45 acre Worthington campus until 1999, when it became part of The Ohio State University’s Wexner Medical Center.

Project Details:

1. The proposed Ohio Historical Marker would have 5/8” text, with the same text being on both sides of the marker. The approved text is included in the packet.
2. Location is proposed at the front of the property, west of Proprietors Rd., with the front edge of the 4’ x 4’ marker about 1 ½’ south of the E. Granville Rd. right-of-way line. The marker would be about 5’ away from the sidewalk.

Land Use Plans:

Architectural District Ordinance

The purpose of the Architectural District Ordinance is to recognize and preserve the distinctive historical and architectural character of the community. Ohio Historical Markers help identify and commemorate significant historical properties and sites in the community, and are welcomed.

Recommendation:

Staff is recommending *approval* of the application. The location of this marker is appropriate.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Peter Jenkins stated his address is 6207 Blaverly Dr., New Albany, Ohio, and he is representing The Ohio State University. Also present was Mr. John Solomon, 46 N. Liberty St., Alexandria, Ohio who was representing the Step By Step organization. Mr. Jenkins said he feels this will be a nice addition to the property, and that a marker is warranted due to the significant contributions to medicine the Harding Hospital made over the years. Mr. Coulter asked Mr. Jenkins if he had spoken with the Worthington Historical Society and Mr. Jenkins said no, they worked with the Ohio Historical Society to get their approval.

Mr. Coulter 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 THE OHIO STATE UNIVERSITY FOR APPROVAL TO INSTALL A HISTORIC MARKER AT 445 E. GRANVILLE RD. AS PER CASE NO. HM 01-16, DRAWINGS NO. HM 01-16, DATED APRIL 6, 2016, 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. Coulter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Hofmann, aye. The motion was approved.

B. Architectural Review Board (continued)

1. Unfinished (continued)

b. Fence & Outdoor Seating – **666 High St.** (Ian F. Brown/The Whitney House) **AR 40-16**

&

C. Municipal Planning Commission (continued)

2. Conditional Use - Unfinished

a. Restaurant in C-5 Zoning District – Outdoor Dining Facility – **666 High St.** (Ian F. Brown/The Whitney House) **CU 04-16** (Amendment to CU 10-14)

Findings of Fact & Conclusions

Mrs. Bitar reviewed the following from the staff memo:

Background & Request:

A Conditional Use Permit was granted for The Whitney House in September of 2014. The restaurant serves made-from-scratch American comfort food, using fresh and local ingredients. Outdoor seating was initially approved in the same form as the seating for the previous restaurants. There were tables near the building and streetscape wall, with a walkway in between. This application is a request for approval to add outdoor seating in an enclosed area adjacent to the building, which along with approval from the City's Director of Service and Engineering, and the State of Ohio Department of Commerce, Division of Liquor Control, would allow The Whitney House to serve alcohol in the right-of-way.

Project Details:

1. Four tables with 3 chairs each are proposed adjacent to the front of the building. A wrought iron railing is proposed to extend out 7' from the building to enclose the tables in a rectangular area. Three 10" wide flower boxes are proposed to hang along the outside piece of the fence. Two gates are proposed for entry on the west side, which would require approval by City Council because the City's outdoor dining policy allows only 1 gate. Also, there would be a chain across the north end to allow access by staff. When the gate closest to the existing curved wall is open, the sidewalk width would be 5' 7 ¾". Otherwise, the distance from the wall to the flowerboxes and fence ranges from approximately 6' to 11'. The exact style of the tables and chairs is not yet included with the applications.
2. Restaurant staff would be required to keep the area litter free and clean up any spills on the

sidewalk.

3. The approved hours of operation for The Whitney House were: Monday – Saturday 9:00 am – 2:00 am; and Sunday 10:00 am – 11:00 pm.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recognizes seating and tables for use by patrons makes the entire area feel more open and pedestrian-friendly. Also, traditional types of fences and walls, such as masonry walls and wrought iron fences are appropriate. The Architectural District Ordinance calls for design and materials to be compatible.

Conditional Use Permit Basic Standards and Review Elements

1. Effect on traffic pattern
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood.

Downtown Worthington Outdoor Dining Facilities Policy & Procedures

1. Tables, chairs, umbrellas, and other architectural elements are subject to the ARB's requirements and guidance.
2. Retail food establishments serving alcohol in the public right-of-way must clearly delineate the entire Outdoor Dining Facilities area with a boundary that is permanent in appearance (not easily movable), and the bounded area is contiguous to the premises for which the Division of Liquor Control has issued an appropriate liquor permit. The delineating boundary must be in-line with the Worthington Design Guidelines, and shall be in the form of either (i) a fence that is appropriate for the setting and or (ii) appropriately arranged planters. Whichever form taken, the delineated boundary must encompass the entire Outdoor Dining Facilities area. If using a fence, its material must be historically-appropriate wrought iron or steel made to resemble historically appropriate wrought-iron. There must be no more than one (1) fence gate along the boundary that allows for movement by patrons of the Outdoor Dining Facilities. Permittees serving alcohol in the Outdoor Dining Facilities must obtain and maintain valid on-premises liquor permits under Ohio law. Consumption of alcohol within the Outdoor Dining Facilities area is subject to the permitted uses and restrictions defined in the retail food establishment's liquor permit.
3. Retail food establishments may be required to keep at least one (1) durable, covered and appropriately sized garbage container within the Outdoor Dining Facilities, and their staff members are solely responsible for bussing tables and general clean-up. Food trays or carts, receptacles for dirty dishes, etc. cannot be stored on any portion of the public right-of-way.

4. Outdoor furniture, planters and/or fencing only can be placed on the sidewalk in front of the Applicant's retail food establishment.
5. The goal of a retail food establishment for outdoor dining options must be weighed by the City against the critical importance of the pedestrian experience in downtown Worthington. As such, a retail food establishment must maintain, at the very least, a 5-foot pedestrian clearance on the sidewalk; the City expects proposed Outdoor Dining Facilities to use only the minimum amount necessary to create a reasonable outdoor dining opportunity. The pedestrian clearance cannot include tree grates, benches, trees, parking meters, streetlights or other sidewalk obstructions.
6. Placement of outdoor furniture, planters and/or fencing cannot interfere with crosswalks, curb ramps, access to buildings, driveways or access to any fire escape.
7. Placement of outdoor furniture, planters and/or fencing on the sidewalk must conform to all federal, state and local laws and regulations, including the Americans with Disabilities Act ("ADA") and all relevant guidelines and procedures issued by the Ohio Department of Commerce, Division of Liquor Control for outdoor serving of alcohol.
8. Umbrellas may be permitted under limited circumstances where the umbrellas, when raised, do not interfere with pedestrian traffic or other features within the public right-of-way. Outdoor furniture, umbrellas, planters and/or fencing in the sidewalk area must be kept free of advertising (including any logos, graphics or names), litter and other debris at all times.
9. The outdoor furniture, planters and/or fencing cannot have a substantially adverse impact on the use, enjoyment or property values of adjoining properties. All tables, chairs, etc. must be promptly removed from the sidewalk at the end of each business day, unless they are secured overnight (Permittees cannot affix furniture to the sidewalk, except for fences or planters).
10. Retail food establishments with a valid on-premises liquor permit within the downtown may serve alcohol within approved Outdoor Dining Facilities. Sale of alcohol shall be for on-premises consumption only.
11. Permittees serving alcohol in the Outdoor Dining Facilities must obtain and maintain valid on-premises liquor permits under Ohio law. Consumption of alcohol within the Outdoor Dining Facilities area is subject to the permitted uses and restrictions defined in the retail food establishment's liquor permit.

Worthington Comprehensive Plan

A good mix of restaurant and niche retail shops are appropriate for Old Worthington.

Recommendation:

Staff is recommending *approval* of these applications, assuming the tables and chairs are acceptable, and conditioned on approval by the Director of Service and Engineering. The change to the outdoor seating should enhance the original Conditional Use Permit. To avoid safety or health concerns, smoking should not be allowed in the seating area.

Discussion:

Mrs. Bitar pointed out there were tables with umbrellas and chairs on both sides of this area with a walkway in the center for many years at this location, showing photographs from previous years. Mrs. Bitar also pointed out a projection sign that was installed for the restaurant but not approved, indicating approval could be given that evening. She also showed pictures of other signs that were

modified at this address, for other users. Board members indicated they would like those parties to make separate application for the sign change approvals.

Mr. Coulter asked if the applicant was present. Mr. Ian F. Brown stated his address is 1333 Hickory Ridge Lane, Columbus, Ohio. Mr. Ian Brown thanked the City staff for all their help. He said he was willing to answer questions. Mrs. Holcombe asked Mr. Ian Brown if the tables will be up close to the building and Mr. Brown said yes, the tables and chairs will be adjacent to the building inside a fenced area, which will allow them to serve alcohol outside. The tables and chairs will only be in the fenced in area.

Mr. Hofmann asked what is dictating the seven feet from the wall. Mrs. Bitar explained that when the gates swing open, there will be five feet of clearance. Mr. Lee Brown explained that employees from the Public Service & Engineering Department walked around the area and are okay with the proposal. This application will have to go forward to be approved by City Council because the original policy allowed one gate and this proposal is to have two gates. Mr. Coulter said having two gates would be more practical so people can get in and get out. Mr. Hofmann was concerned the area might not be large enough, and would like to see it expanded as much as possible.

Mr. Sauer said he is totally against the idea of outdoor seating with a fence on the public sidewalk. Mr. Foust agreed with Mr. Sauer and said he likes the idea of outdoor seating, but is not happy about the enclosure either. Mr. Foust pointed out the stairs already extend into the sidewalk and this area would be further. Mr. Sauer said the stairs do not bother him as much, but feels the fence is a visual obstruction that looks ugly. He also feels it will be a hazard and is unfriendly. Mr. Hofmann felt the policy should be changed to accommodate that stance, which would be making a business decision for the restaurant. Mr. Sauer did not understand why the ability to serve alcohol should take away a substantial portion of the sidewalk from the public. Mr. Lee Brown spoke about the City Council discussions from last year being similar. Ultimately the policy was adopted to allow the use with a yearly fee.

Mr. Hofmann asked Mr. Lee Brown if a gated metal fence is dictated somewhere, and Mr. Coulter said yes. Mr. Coulter said he is not crazy about the fence, but feels it is important to allow this use to increase the vitality. Mrs. Holcombe said during the Famer's Market the fence would make diners feel a little more secure, and allow people to flow past the area, so she is in favor of this project. Mr. Reis agreed and said the more outdoor dining, the better it is for the community. He wondered if they could recommend an extra 6" for the depth. Mr. Sauer asked if the north side of the building could be used instead. Mr. Ian Brown said that area is the pathway from the parking lot to the front of the building. Mr. Hofmann said that location for dining would not be ideal. Mr. Coulter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

ARB Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY IAN F. BROWN FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW OUTDOOR SEATING AT 666 HIGH ST., AS PER CASE NO. AR 40-16, DRAWINGS NO. AR 40-16, DATED APRIL 21, 2016, BE APPROVED AND THAT THE DEPTH OF THE ENCLOSER BE MAXIMIZED BASED ON THE MINIMUM FIVE FOOT CLEARANCES AND 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. Coulter, aye; Mr. Sauer, nay; Mrs. Holcombe, aye; Mr. Reis, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye and Mr. Foust, nay. The motion was approved.

MPC Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY IAN F. BROWN TO AMEND CONDITIONAL USE PERMIT #CU 10-14 BY MODIFYING THE OUTDOOR SEATING AT 666 HIGH ST., AS PER CASE NO. CU 04-16, DRAWINGS NO. CU 04-16, DATED APRIL 21, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND AS PER THE AMENDMENTS FOR THE ARB APPLICATION DISCUSSED AND PRESENTED AT THE MEETING.

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

D. Other

Mr. Brown wanted to remind all the members that starting next month the meetings will begin at 7:00 p.m. instead of 7:30 p.m. Mr. Brown asked all the Board members if they saw the UMCH update on their City email addresses and all Board members said, "Yes".

E. Adjournment

Mr. Reis moved to adjourn the meeting at 9:40 p.m. and Mr. Hofmann seconded the motion. All Board members voted, "Aye." The meeting was adjourned.