



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
April 27, 2017

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; James Sauer; and Edwin Hofmann. Also present were: Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; and Melissa Cohan, Paralegal. Board members Amy Lloyd and David Foust were absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the April 13, 2017 meeting

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

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Fencing – **220 E. Granville Rd.** (Jill Lukshin-Hoff) **AR 26-17**

Findings of Fact & Conclusions

Mr. Brown reviewed the following from the staff memo:

Background & Request:

This lot on the north side of E. Granville Rd. is 50' wide and 260' deep. The two-story house was constructed in 1979 and is accessed off of a circular drive that serves 4 houses. Fencing for the rear yard is proposed with this application.

Project Details:

1. A 4' high bronze colored aluminum picket fence is proposed to enclose the rear yard. The fence would start at the rear of the house and include gates at the southwest and north sides.
2. Existing wood fencing would be removed as part of the project.

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.

Recommendation:

Staff is recommending approval of this application, as the style and placement of the proposed fence meet the Design Guidelines.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Jill Lukshin-Hoff, of 220 E. Granville Rd., Worthington, Ohio, said only part of the old wood fence exists and does not entirely enclose the yard. Board members had no questions or concerns. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mr. Sauer moved:

THAT THE REQUEST BY JILL LUKSHIN-HOFF FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 220 E. GRANVILLE RD. AS PER CASE NO. AR 26-17, DRAWINGS NO. AR 26-17, DATED APRIL 13, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

2. Sign – **5858 N. High St.** (Signarama) **AR 27-17**

Findings of Fact & Conclusions

Mr. Brown reviewed the following from the staff memo:

Background & Request:

In the late 1990's, this building was significantly renovated to look and function as it does today. FC Bank was the occupant from 2006 until last year, and originally installed the existing freestanding sign. A variance was granted in 2006 to allow sign placement 2' from the property line. Due to the width of the right-of-way in this area, the sign is 14' from the back of the sidewalk.

This application is a request to install a new sign cabinet on the existing base.

Project Details:

1. The previous sign was a 30” high x 48” wide white aluminum cabinet with ¼” thick green and gray lettering. The address was mounted on the base, and the illumination was external.
2. Proposed in a 32” high x 48” forest green cabinet with a 6” high x 60” wide arch on top and polycarbonate faces. The sign would be internally illuminated, with an opaque background and light shining through the gold and black lettering and green logo.
3. The text appears to be all the same lettering style, but 3 sizes of lettering plus a 4th size for the logo are shown. Reduction to 3 sizes total would be necessary to meet the Code.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. 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; 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, whether placed on the ground or mounted on the building.

Sign Code

Signs shall be comprised of not more than two styles of lettering plus one logo. A logo is an emblem, character, pictograph, trademark or symbol used alone to represent a business, organization, entity or product. There shall be not more than three sizes of all such lettering, including a logo. Not more than four colors, including black and white, shall be used on any sign.

Recommendation:

Staff is recommending approval of this application as amended to reduce the number of lettering and logo sizes to 3. Although signs with some dimension are preferred, the proposed would be acceptable in this location.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. David Mayer, 7282 Innisfree Ln., Dublin, Ohio, said he was representing Signarama. Mr. Mayer said the sign base is already existing, and they were the creators of the original sign. Mr. Coulter asked Mr. Mayer if the address numbers are on the sign as well as the base. Mr. Mayer replied the address numbers should be only on the sign, but he was not sure if the address numbers were currently on the base. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SIGNARAMA WORTHINGTON ON BEHALF OF ROYAL OAK FINANCIAL GROUP FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW SIGN CABINET AT 5858 N. HIGH ST., AS PER CASE NO. AR 27-17, DRAWINGS NO. AR 27-17, DATED APRIL 14, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE SIGNAGE WILL ONLY HAVE ONE ADDRESS NOTATION.

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

3. Shed – **187 W. Dublin-Granville Rd.** (Bryan Yoss & Colleen McCotter) **AR 28-17**

Findings of Fact & Conclusions

Mr. Brown reviewed the following from the staff memo:

Background & Request:

This Kilbourne Village split level was built in 1961 and sits on a quarter of an acre in the R-10 Zoning District. The property owners are seeking approval for installation of a shed.

Project Details:

1. The proposed shed would be 10' x 12' and placed behind the house at least 5' from the west property line.
2. Weaver Barns would be manufacturing the structure, which would have a gabled roof with asphalt shingles, wood siding, a pair of divided light windows with shutters, and barn style double doors with transom windows. The owners plan to paint the shed gray.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Recommendation:

Staff is recommending approval of this application. The proposed shed style is compatible.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Bryan Yoss, 187 W. Dublin-Granville Rd., Worthington, Ohio, did not have any comments. The Board members all agreed the shed was very

architecturally pleasing. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY BRYAN YOSS & COLLEEN MCCOTTER FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A SHED AT 187 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 28-17, DRAWINGS NO. AR 28-17, DATED APRIL 14, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

4. Patio Umbrellas – **5596 N. High St.** (David Creighton/Over the Counter) **AR 29-17**

Findings of Fact & Conclusions

Mr. Brown reviewed the staff memo:

Background & Request:

This neighborhood shopping center was built in 1953, with the northern part of the building being in the City of Worthington and the remainder in the City of Columbus. The space formerly occupied by Colonial Music and Nicklaus Drugs straddles the jurisdictional line, and is now occupied by Collage Salons and Over the Counter restaurant. A patio seating area was approved and installed in the parking lot in front of the restaurant. Approval of this request would allow the addition of umbrellas to the outdoor seating area.

Project Details:

1. The patio area is framed with a black metal picket fence, and the tables and chairs are also black metal.
2. Four 10' x 6.5' yellow fabric umbrellas with stands are proposed to shield the patio tables. The umbrellas would have small LED lights on the ribs to help light the tables. The lights are solar powered with the collector being on top of the umbrellas.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recognize 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.

Recommendation:

Staff is recommending approval of this application. The proposed umbrellas are appropriate in this location.

Discussion:

Mr. Brown said he drove past the restaurant recently to check the lighting under the umbrellas and they were not very bright and staff does not have any problems with what has been proposed. Mrs. Holcombe said she liked the style of the umbrellas and thought they would fit well, but she was concerned there may be too many of them. Mr. Hofmann said he thought the repetition might help with the scale of the parking lot. Mr. Creighton said the reason he is not installing them now is because the umbrellas are very pricy.

Mr. Coulter asked if the applicant was present. Mr. David Creighton, 3860 N. High St., Columbus, Ohio, reassured the Board and Commission members the lights under the umbrellas are not bright.

Mr. Brown explained Mr. Creighton would like to use an aluminum style of umbrella which resembles the era of the age of the building; the color would be yellow and white. Mr. Creighton said the umbrellas are similar to what was used in the 1950's, the same age of the building. Mr. Coulter asked Mr. Creighton if he wanted the approval of the four pre-lit umbrellas now and pre-approve the aluminum umbrellas when they are available, and he said yes. Mr. Brown explained Mr. Creighton will come back at a future date to discuss signage. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY DAVID CREIGHTON ON BEHALF OF OVER THE COUNTER FOR A CERTIFICATE OF APPROPRIATENESS TO ADD UMBRELLAS TO THE OUTDOOR SEATING AREA AT 5596 N. HIGH ST., AS PER CASE NO. AR 29-17, DRAWINGS NO. AR 29-17, DATED APRIL 14, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THERE WILL BE (4) YELLOW CANVAS UMBRELLAS AND GRANTED PERMISSION TO HAVE (8) ALUMINUM YELLOW AND WHITE UMBRELLAS IN THE FUTURE.

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

D. Other

There was no other business to discuss.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 7:27 p.m.