

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

May 13, 2010

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; Kathy Holcombe, Secretary; Mikel Coulter; Chris Hermann; Amy Lloyd; and Jo Rodgers . Also present were Council Member Dave Foust and Development Coordinator Lynda Bitar. Members absent: James Sauer, Vice-Chair.

A. Call to Order - 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes

There were no minutes to approve.

Mr. Hunter explained the procedures for the meeting.

4. Affirmation/Swearing in of Witnesses

Mrs. Bitar swore in those who planned to speak.

B. Architectural Review Board

1. Unfinished Business

Mrs. Lloyd moved to reconsider item number **AR 14-10, Drawing No. AR 14-10**. Mr. Hermann seconded the motion. The motion passed.

Mrs. Bitar indicated the applicant has a slight re-design of the sign. The previous sign was eight feet wide and two feet tall with two support pieces. The new sign is eleven feet wide and 20 inches tall with three support pieces. This request is for both signs proposed for the building, with only one installed at this time.

The applicant, Steve Tipton, 4472 Ambridge Lane, Centerville, Ohio, thanked the Board for the reconsideration.

Mr. Hunter indicated meeting procedures indicate if an item has not been approved as part of the minutes, the item can be reconsidered by a member of the prevailing side of the vote, of which Mrs. Lloyd is a part. He stated no one from the public commented previously.

Mr. Hunter asked if the mounting anchors are white or will match the building. Mr. Tipton indicated the intent is to be white. Mr. Hunter indicated he would prefer to have them match the building. Mr. Tipton indicated that would be no problem. Mrs. Bitar stated the original intent was to have the supports give the appearance of a sign hanging from a train depot and the white supports enhance that look. Mr. Hunter indicated he is okay with that.

Mrs. Lloyd moved:

TO APPROVE ITEM AR 14-10 AND REVISED DRAWING AR 14-10.

The motion was seconded by Mrs. Holcombe.

Yes **6** Hunter, Holcombe, Coulter, Hermann, Lloyd, Rodgers

No **0**

1. New Business

a. Benches – **50 E. Granville Road** (Jim Kirk/Kilbourne Middle School) **AR 26-10**

Mrs. Bitar indicated this proposal is to add six benches to the school grounds at Kilbourne Middle School. Three of the benches will be near the southeast corner of the building and three will be toward the northeast corner. Mrs. Bitar showed an image of the proposed benches which will be wood with a composite seat area and legs placed in the ground with cement.

The findings of fact, as indicated in the staff memorandum:

1. The applicant is proposing the construction and placement of six benches at Kilbourne Middle School for an Eagle Scout project.
2. The proposed benches will have treated lumber bases, with composite seating areas.
3. All six benches will be located on the east side of the property, with three near the southeast corner of the building and three at the northeast corner of the lot.

The conclusion as indicated in the staff memorandum:

1. The proposed benches are appropriate for the middle school property.

The applicants, Jim Kirk, 253 Crandall Drive, Worthington, Ohio and Steve Kirk, 253 Crandall Drive, Worthington, Ohio, came forward. Mr. Jim Kirk stated the benches will be constructed of treated lumber with a composite seat at the locations indicated in the request. They will be placed one foot from the sidewalk and they will contact Ohio Utilities Protection Service prior to digging. The bench posts will be sunk 18 inches and then dry-bagged with cement.

Mr. Hermann asked about the existing bench. Mr. Jim Kirk indicated that one existing bench will be removed.

Mr. Coulter clarified the benches will be in the grass area and not in the concrete area. Mr. Jim Kirk concurred and stated the school district will provide mulch to cover the concrete at the base of the benches.

Mr. Foust asked if it is part of Mr. Jim Kirk's Eagle Scout project and Mr. Kirk concurred.

Mr. Hunter asked for comments from the audience. There were no comments.

Mrs. Holcombe moved:

THAT THE REQUEST BY JIM KIRK FOR A CERTIFICATE OF APPROPRIATENESS TO PLACE BENCHES AT KILBOURNE MIDDLE SCHOOL, 50 E. GRANVILLE RD., AS PER CASE NO. AR 26-10, DRAWINGS NO. AR 26-10, DATED MAY 3, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMORANDUM AND PRESENTED AT THE MEETING.

The motion was seconded by Mr. Herman.

Mrs. Bitar called the roll:

Yes 6 Hunter, Holcombe, Coulter, Hermann, Lloyd, Rodgers

No 0

- b. Fence – **111 W. North St.** (Tim Ten Hoeve) **AR 18-10**

Mrs. Bitar stated this is a request to put a fence in the rear yard. It will run along the drive to the garage and will run along the west property line. There is already a fence across the back and across another section on the neighbor's property so this will

effectively complete the fencing of the rear yard. They are proposing a black, steel picket fence which will blend into the background.

The findings of fact as stated in the staff memorandum:

1. A 4' high black ornamental steel fence is proposed for the rear yard.
2. The fence will extend to an existing fence in the rear on the west side, and to the garage on the east side.

The conclusion as stated in the staff memorandum:

1. The proposed fencing is appropriate for this location.

The applicant, Tim Ten Hoeve, 111 W. North Street, Worthington, Ohio, came forward. He stated the fence will be four feet high.

Mr. Hermann asked about the six-foot separation rather than following the property line. Mr. Ten Hoeve indicated there is a series of trees in the way.

Mr. Hunter asked for comments from the audience. No one offered comments.

Mr. Hermann moved:

THAT THE REQUEST BY TIM TEN HOEVE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE AT 111 W. NORTH ST. AS PER CASE NO. AR 18-10, DRAWINGS NO. AR 18-10, DATED APRIL 15, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMORANDUM AND PRESENTED AT THE MEETING.

The motion was seconded by Mr. Herman.

Mrs. Bitar called the roll:

Yes 6 Hunter, Holcombe, Coulter, Hermann, Lloyd, Rodgers

No 0

- c. Front Porch Alteration – **601 Oxford St.** (Andrew Smullen/Melissa Horvath)
AR 19-10

Mrs. Bitar stated this is an application to add stone to the front porch. It will be added in the foundation area and the bottom portion of the columns. Mrs. Bitar indicated the work

will be a mixture of the two stone samples that were available at the meeting. It will be 80% ledge stone and 20% bigger field stone.

The findings of fact as stated in the staff memorandum:

1. The applicants are planning to cover the concrete base of the front porch of this house with a mixture of stone.
2. The stones will have shades of grey, blue and brown.

The conclusion as stated in the staff memorandum:

1. The proposed porch base treatment is appropriate.

Mr. Coulter asked if the stone will wrap around the front porch.

The applicants, Andrew Smullen and Melissa Horvath, 601 Oxford, Worthington, Ohio, came forward. Mr. Smullen indicated everything against the porch will be stone.

Mrs. Holcombe indicated she likes the proposal and everything they have done at the house.

Mr. Coulter moved:

THAT THE REQUEST BY ANDREW SMULLEN & MELISSA HORVATH FOR A CERTIFICATE OF APPROPRIATENESS TO ADD STONE TO THE FRONT PORCH AT 601 OXFORD ST. AS PER CASE NO. AR 19-10, DRAWINGS NO. AR 19-10, DATED APRIL 19, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMORANDUM AND PRESENTED AT THE MEETING.

The motion was seconded by Mr. Herman.

Mrs. Bitar called the roll:

Yes **6** Hunter, Holcombe, Coulter, Hermann, Lloyd, Rodgers

No **0**

d. Generator – **820 High St.** (Worthington Libraries) **AR 20-10**

Mrs. Bitar stated the library wants to have a generator for times when the power goes out. They have an existing courtyard with other mechanical units on the south side of the

library. This will be completely screened by the existing brick wall. Noise should not be an issue due to the brick wall and the distance from residential properties. The Libraries are willing to cycle it whenever the Board prefers. Mrs. Bitar indicated the Board has typically approved between 8:00 AM and 5:00 PM, Monday through Friday. It must be tested once per week.

The findings of fact as stated in the staff memorandum:

1. The library would like to install an emergency generator in an existing courtyard on the south side of the building. The area is fully enclosed and houses other mechanical units.
2. Weekly testing of the generator is necessary – the library will set that up in accordance with City approval.

The conclusions as stated in the staff memorandum:

1. The generator will be completely screened by the existing walls.
2. Typically, generators are approved to be tested anytime Monday thru Friday between 8:00 am and 5:00 pm.

The applicant, Margaret Doone, Worthington Libraries Business Manager, 106 Belpre Place East, Westerville, Ohio, came forward. Mrs. Doone indicated they want to have the generator to run the telephone system and the finance system to generate payroll if the power goes out.

Mr. Coulter asked how the generator will be fueled, LP gas or natural gas and whether it will need to be brought in. A Libraries' representative from the audience indicated the fuel is already available in the space.

Mr. Hunter asked for comments from the audience. No one came forward.

Mr. Hermann moved:

THAT THE REQUEST BY WORTHINGTON LIBRARIES FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A GENERATOR AT 820 HIGH ST. AS PER CASE NO. AR 20-10, DRAWINGS NO. AR 20-10, DATED APRIL 27, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMORANDUM AND PRESENTED AT THE MEETING.

The motion was seconded by Mrs. Lloyd.

Mrs. Bitar called the roll:

Yes **6** Hunter, Holcombe, Coulter, Hermann, Lloyd, Rodgers

No **0**

e. Side Entry Addition – **131 W. South St.** (Greg Bundy/Jill Yaissle) **AR 21-10**

Mrs. Bitar stated this is a request for a small addition on the east side of the house. They are proposing to move the door from the current location to the rear to accommodate a kitchen remodel. It is proposed to have hardi plank siding that will match the profile and color of the existing siding. There will be one column holding up the roof over the stoop.

The findings of fact as stated in the staff memorandum:

1. These homeowners would like to construct a new entrance to the house, near the garage. This will allow redesign of the kitchen.
2. Hardi plank siding in the same style and width as the siding on the house will be used to fill in the old door and window openings. Other materials will match the existing as closely as possible.

The conclusion as stated in the staff memorandum:

1. The proposed work is appropriate for this house and the district.

The applicants, Greg Bundy and Jill Yaissle, 131 W. South Street, Worthington, Ohio came forward.

Mr. Coulter asked if the roof shingles will match the existing. Mr. Bundy indicated they will as much as possible.

Mr. Hunter asked for comments from the audience. No one came forward.

Mrs. Rodgers moved:

THAT THE REQUEST BY GREG BUNDY AND JILL YAISSE FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A SIDE ENTRY AT 131 W. SOUTH ST. AS PER CASE NO. AR 21-10, DRAWINGS NO. AR 21-10, DATED APRIL 27, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMORANDUM AND PRESENTED AT THE MEETING.

The motion was seconded by Mrs. Holcombe.

Mrs. Bitar called the roll:

Yes **6** Hunter, Holcombe, Coulter, Hermann, Lloyd, Rodgers

No **0**

f. Window Replacement – **653 Oxford St.** (Eric & Jaelith Hoover) **AR 22-10**

Mrs. Bitar explained they are proposing to replace three windows on the north portion of the house. They will have them custom built to be energy efficient and match what is there.

The findings of fact as stated in the staff memorandum:

1. The applicants would like to replace 3 windows with energy efficient windows in the same size and style as exists.
2. The windows are on the north side of the house.

The conclusion as stated in the staff memorandum:

1. The proposed replacement of windows is appropriate.

The applicant, Jaelith Hoover, 653 Oxford Street, Worthington, Ohio, came forward. She stated it is the same window and same color and divided the same as the others. Mr. Coulter asked if they will be operable. Ms. Hoover indicated they will.

Mr. Coulter asked how they will open. Ms. Hoover indicated she thinks they will open the same as the current ones. Mr. Hunter indicated as long as they look the same, it doesn't matter to the Board how they will operate.

Mr. Hunter asked for comments from the audience. No one came forward.

Mrs. Lloyd moved:

THAT THE REQUEST BY ERIC & JAE LITH HOOVER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AT 653 OXFORD ST. AS PER CASE NO. AR 22-10, DRAWINGS NO. AR 22-10, DATED APRIL 27, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMORANDUM AND PRESENTED AT THE MEETING.

The motion was seconded by Mr. Herman.

Mrs. Bitar called the roll:

Yes **6** Hunter, Holcombe, Coulter, Hermann, Lloyd, Rodgers

No **0**

g. Reconstruct Retaining Wall and Entry Roof – **1000 High St.** (James J. Pardi)
AR 23-10

Mrs. Bitar explained the retaining wall that holds up the parking lot at this property started to collapse last winter and it continues to deteriorate. They will replace the entire wall. They will not be able to reuse the bricks but they will get something very similar. They will reuse the caps from the existing wall.

The roof structure on the north side of the building had too much snow and caved in. They are proposing to replace it with the same style of roof and reinforce it, which should be a stronger version of what is there.

Both of these items will need approval from the Board of Zoning Appeals because they are in the setback area.

The findings of fact as stated in the staff memorandum:

1. Replacement of the parking lot retaining wall and the roof over the northern entrance are necessary due to the collapse of both over the winter.
2. The wall will be replaced in the same location, size and style as it was, using the existing stone caps, but new brick. The new wall will be more structurally sound.
3. The aluminum roof will also look the same, but be a stronger version.

The conclusion as stated in the staff memorandum:

1. It is appropriate for the wall and roof to be reconstructed as they were before collapse.

The applicant, James and Janice Pardi, 1000 High Street, Worthington, Ohio, came forward. Mr. Pardi showed samples of brick and asked for input from the Board. Mr. Pardi indicated they prefer the darker sample.

The Board indicated general support for the darker brick.

Mr. Hunter asked for comments from the audience. No one came forward.

Mrs. Holcombe moved:

THAT THE REQUEST BY JAMES PARDI FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE A WALL AND A ROOF AT 1000 HIGH ST. AS PER CASE NO. AR 23-10, DRAWINGS NO. AR 23-10, DATED APRIL 28, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMORANDUM AND PRESENTED AT THE MEETING, INCLUDING THE USE OF GLEN-GERY RUSTIC BURGUNDY BRICK FOR THE WALL.

The motion was seconded by Mr. Herman.

Mrs. Bitar called the roll:

Yes 6Hunter, Holcombe, Coulter, Hermann, Lloyd, Rodgers
No 0

h. Fence – 196 E. Granville Rd. (Cheryl D. Blake/Konecny) AR 24-10

Mrs. Bitar explained this is a proposal to add a couple sections of split rail fence to the rear. There are two existing sections, one at the corner at the rear of the property and one along the west property line. The existing sections also need approval. The new sections will be along the east property line. They are proposing them as grape arbors, so they will have vegetation on them. Staff has no concerns.

The findings of fact from the staff memorandum:

1. The property owner is proposing the addition of 2 sections of split rail fence to the rear yard.
2. The proposed fencing is about 4-5' high and 22' long.

The conclusion from the staff memorandum:

1. The proposed fencing is appropriate.

The applicant, Cheryl Blake, 79 Howard Avenue, Worthington, Ohio, came forward. She indicated this request is for the property at 196 E. Granville Road.

Mr. Hunter asked for comments from the audience. No one came forward.

Mr. Coulter moved:

THAT THE REQUEST BY CHERYL BLAKE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 196 E. GRANVILLE RD. AS PER CASE NO. AR 24-10, DRAWINGS NO. AR 24-10, DATED APRIL 30, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMORANDUM AND PRESENTED AT THE MEETING.

The motion was seconded by Mrs. Holcombe.

Mrs. Bitar called the roll:

Yes 6 Hunter, Holcombe, Coulter, Hermann, Lloyd, Rodgers

No 0

i. **Replace Fence and Roof, Re-paint – 794 Evening St. (Tom Zack) AR 25-10**

Mrs. Bitar indicated this application has a couple of completed items and one proposed. The completed items include the brown paint on the house and the asphalt roof that has been replaced with slate. The other part of the application is to replace the existing chain link fence with a fence that matches the one on the neighbor's property. The applicant also wants to add an arbor behind a gate. The arbor will need to go to the Board of Zoning appeals because it is too tall for a fence and too close to the property line for a structure. There is currently no proposal for a fence on the other side.

The findings of fact as stated in the staff memorandum:

1. The applicant is asking for approval for changing the roof from 3-tab shingle to slate, painting the house brown, and replacing a fence.
2. Removal of an existing chain link fence and replacement with a wood fence painted white is proposed. The fence is described as having 1" x 4" wood slats, but detail of exact location and style (including dimensions) of the fence are still needed.
3. A 7' high arbor is also proposed. The arbor would need a variance for its placement in proximity to the property line as a structure, or its height as a fence.

The conclusions as stated in the staff memorandum:

1. The roof and painting are appropriate.

2. The fence should consist of a style with at least as much open space between pickets as the width of the picket, and be no higher than 4’.

The applicant, Tom Zack, 794 Evening Street, Worthington, Ohio came forward.

Mr. Coulter asked about the material for the arbor. Mr. Zack replied it would be wood.

Mr. Foust and Mr. Hunter complemented Mr. Zack for the work he has done on the property.

Mr. Hunter asked if Mr. Zack has plans for doing something with the one section of fence and gate. Mr. Zack said the gate is efficient right now.

Mr. Hunter asked for comments from the audience. Seth Cramer, 806 Evening Street, came forward. He stated Mr. Zack has not done enough with the property. He indicated there are three different styles of shingles on the house, which are not visible from the front. However, the neighbors can see the different types of shingles. The garage is a completely different color with different shingles that don’t match. Mr. Cramer indicated he doesn’t think the Board should approve having different types of shingles. He also doesn’t think Mr. Cramer received the proper permits and approvals for the work he has done on the house.

Mrs. Holcombe asked if the shingles were replaced or painted. Mr. Zack indicated they didn’t replace the shingles on the back because they are not seen. Normal shingles are on the back. The garage has the original shingles from the house. In the future, he intends to knock down the garage and move it, so he doesn’t want to put a lot of money into it.

Mrs. Holcombe stated the house is for sale. Mr. Zack indicated it is for sale but it may not sell. If it does, the new owner may do the same work.

Mr. Hunter asked if the shingles on the garage were replaced. Mr. Zack indicated they were not. Mr. Hunter stated they do not come up for review by the Board if they are existing. Mr. Cramer stated the shingles on the back also existed prior to the new shingles on the front.

Mr. Foust stated if a roof came before the Board and the applicant proposed to replace only part of a roof, he doesn’t know if the Board would approved it. It looks very nice from the front.

Jenna Scholl, 802 Evening Street, Worthington, Ohio, came forward. Her back patio looks out to the garage and the back of the house. While the front of the house was very well done, the part she looks at was not well done. The side of the garage that faces her is still white; it was not painted brown. Mr. Zack does not appear to have followed the

rules when he made the changes. The changes don't fit with the style of the house and she is very unhappy with what she sees from her back porch.

Mr. Hermann stated the Board approves changes and so if something has not changed, the Board does not review it. He stated he thinks the white on the garage needs to be addressed. Mr. Zack indicated he will change that tomorrow.

Mrs. Holcombe indicated she agrees with Mr. Cramer. Installation and/or changes to windows must be approved. She thinks if Mr. Zack came before the Board about the window above the door, it would have been approved.

Mr. Hermann asked for clarification of the items that need to be approved. Mrs. Bitar indicated this item came from the Building Department when they realized a building permit was not issued. Mrs. Bitar was not aware of the window and door, but they should be added to the application.

Mr. Foust indicated he did not look at the rear roof and suggested the Board may want to table this item to more fully consider and review the issues. Mr. Hunter concurred with the suggestion of tabling. He stated architecture review and building permits are always required.

Mrs. Holcombe moved:

THAT THE REQUEST BY TOM ZACK FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE ROOF AND FENCE, AND RE-PAINT THE HOUSE AT 794 EVENING ST. AS PER CASE NO. AR 25-10, DRAWINGS NO. AR 25-10, DATED APRIL 30, 2010, BE TABLED.

The motion was seconded by Mr. Coulter. The motion carried unanimously.

Mr. Hunter indicated this item will be on the agenda on May 27, 2010.

C. Municipal Planning Commission

1. Conditional Use Permit

a. Office in C-5 – 615 High St. (Doug Meyers) CU 02-10

Mrs. Bitar stated this is a request to have office space on the entire second floor of this property. This is a new owner and he plans to have his office on the second floor. He will lease the other part of the second floor for office use and the first floor for retail use. Mrs. Bitar showed a floor plan. The property has its own parking lot in the rear and there is public parking at the Methodist Church across the street. No parking is required in this

zoning district. The City encourages offices on the second floor of the Central Business District and a use on the first floor that will bring people in.

The findings of fact as stated in the staff memorandum:

1. This application is a request to have office space on the second floor of the building that formerly housed Maple Lee. The owner would like to lease the first floor to retail or restaurant.
2. Previously, the second floor of this building was used for office and storage. The applicant would like a permit to allow the entire second floor (6364 square feet) to be used as office space. The building owner plans his business in 2964 square feet, and plans to lease the other 3400 square feet.
3. This property has a parking lot to the rear, and is across High Street from a municipal parking lot.
4. The hours of use are generally 8 am to 5 pm.

The conclusions as stated in the staff memorandum:

1. Offices are encouraged to locate in second floor space in Old Worthington, allowing retail or restaurant on the first floor.
2. The proposed office use should have a minimal impact on parking. There is ample parking on this lot and in the general area to accommodate office on the second floor and retail or restaurant on the first floor.
3. There will be no effect on utilities and no health, safety or hazard issues.

Mr. Hunter asked about the offices that have previously existed on the second floor. Mrs. Bitar stated they had existed so long, they were grandfathered and did not have a conditional use permit. Office use in the C-5 zoning district requires conditional use approval.

The applicant, Doug Meyers, residential address of 9302 Hawthorn Point, Westerville, Ohio, came forward. He is the owner of 615 High Street.

Mr. Hermann asked about plans for signage. Mr. Meyers indicated he knows he will need to have that approved, but he is not ready for that yet.

Mr. Hunter asked about a retail tenant for the first floor. Mr. Meyers indicated he is still looking for someone and his focus at the moment is to move his office into the second floor.

Mr. Hermann moved:

THAT THE REQUEST BY DOUG MEYERS FOR A CONDITIONAL USE PERMIT TO OPERATE OFFICES IN THE C-5 ZONING DISTRICT AT 615 HIGH STREET ON THE ENTIRE SECOND FLOOR AS PER CASE NO. CU 02-10, DRAWINGS NO. CU 02-10, DATED APRIL 29, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

The motion was seconded by Mrs. Holcombe.

Mrs. Bitar called the roll:

Yes 4 Hunter, Holcombe, Coulter, Hermann

No 0

2. Amendment to Development Plan

a. New Sign – 535 Lakeview Plaza Blvd. (Road Runner Sports) ADP 03-10

Mrs. Bitar explained this request started with a banner on the side of the building. They wanted to raise awareness of the retail store they have in the building. The banner was up for six months and they have been pleased with the results. They want to replace the signage on the south side of the building that faces I-270 with a new sign that indicates a retail store. The logo and letters are a foot smaller than the ones currently existing and then they add a “retail store” line. They need a variance. There are two options, a variance to add an additional wall sign or a variance for sign area. When they designed the new sign, they kept in mind the 600 square feet in their previous approval. The Code requires a rectangle around the entire sign which captures a lot of open area. Their previous sign did not have much open space. The colors will be the same. Staff thinks this business is an asset to the community.

The findings of fact as stated in the staff memorandum:

1. Road Runner Sports was given approval to display a banner on the building indicating the presence of a retail store. The company says there has been an increase in customer traffic due to the banner. Approval of this application would allow the existing sign on the south side of the building to be replaced with a different version that includes “Retail Store” in the copy.

2. The existing sign is 600 square feet. If the two text lines in the proposed sign were considered separately and added together, the total area would be 599 square feet. Because Code requires measurement of a rectangle circumscribed around the outside of the text area as the sign area, a variance is required for either additional sign area (about 361 square feet) or an additional wall sign.
3. In the existing sign, the logo is about 7' in height and the Road Runner letters are 58". Proposed is a 6' logo with 48" letters for Road Runner.
4. The banner will be removed.

The conclusions as stated in the staff memorandum:

1. Although the proposed sign is larger than the existing when measured by using the outside edges, the increase in the effective area is not as great.
2. Letter height is reduced for the store name.

The applicant, Greg McGill, 5817 N. High Street, Worthington, Ohio, came forward. During 2010, the company has grown well with most stores hitting a 40% increase over the same months in 2009. Their Worthington store has hit about a 92% increase. They attribute the strong performance to the banner that indicated the presence of a retail store. This has resulted in the hiring of nine new people.

Mrs. Holcombe indicated she likes the new sign better. Mr. Hunter suggested he thinks "retail store" could be bigger without changing the overall dimensions, instead taking away some of the blank space in the middle. However, he has no problem with the proposal.

Mr. Coulter asked if the 40" could change to 48" without concerns that it would be too close to "RoadRunner". Mr. McGill stated he couldn't answer that question; it would need to come from the corporate office.

Mrs. Holcombe indicated he likes the size and appearance of the sign.

Mr. Coulter asked about the banner. Mrs. Bitar stated it will be removed.

Mrs. Bitar stated this item will need to go to the City Council for approval of the variance.

Mr. Herman clarified the options. Mrs. Bitar stated it could be approved for another wall sign or a variance for sign area. Mr. Herman stated his preference for treating it as one sign.

Mr. Hunter asked for comments from the audience. No one came forward.

Mr. Hermann moved:

THAT THE REQUEST BY ROADRUNNER SPORTS TO AMEND THE DEVELOPMENT PLAN FOR 535 LAKEVIEW PLAZA BLVD. BY REPLACING THE SIGN ON THE SOUTH WALL AS PER CASE NO. ADP 03-10, DRAWINGS NO. ADP 03-10, DATED MAY 3, 2010, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL OF THE VARIANCE FOR A SIGN LARGER THAN PREVIOUSLY APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

The motion was seconded by Mr. Coulter.

Mrs. Bitar called the roll:

Yes 4 Hunter, Holcombe, Coulter, Hermann

No 0

3. Rezoning

- a. R-10, Low Density Residence to VM, Veterans Memorial – **137 E. Dublin-Granville Rd.** (Sharon Memorial Board – Dr. Cal Taylor, President) **REZ 04-10**

Mrs. Bitar stated this is an application to rezone the property to Veterans Memorial, which is a new zoning classification. The property meets size requirements of the zoning district and the use meets the definition of the zoning district which is a facility entirely operated by a veterans' organization. There are five tax parcels and they submitted deeds and legal descriptions for them and the Engineering Department put them together. The American Legion is not proposed for rezoning. The Ordinance was introduced by the City Council and referred to the Municipal Planning Commission. The Municipal Planning Commission will make a recommendation back to the City Council. There will need to be an amendment to the Ordinance due to an inaccurate legal description. This property has been this type of use for a long time and this seems like an appropriate change.

The findings of fact in the staff memorandum:

1. This application is a request to rezone Sharon Memorial Hall at 137 E. Dublin-Granville Rd. from R-10, Low Density Residence to VM, Veteran's Memorial. City Council passed an Ordinance to add the "Veterans Memorial" Zoning District,

defined as: "... a facility entirely operated by a veterans organization which is created by law and/or nationally affiliated. The facility must commemorate the services of all members and veterans of the armed forces of the United States in some way." This property is operated by the Sharon Memorial Board, which is a veterans organization. The Ohio Blue Star Moms and Veterans' of Foreign Wars meet in the building, and the grounds support some of the American Legion's activities.

2. The properties to the north, east and south are also zoned R-10, while the properties to the west and northwest are in the AR – 4.5, Low Density Zoning District. With the exception of the American Legion property to the southeast, the other surrounding parcels are used as single-family residences. Although the building was originally constructed as a residence in 1861, it has been used as office space for public and semi-public uses since 1947.
3. The VM, Veterans Memorial Zoning District has veterans and public uses as permitted uses, while offices, semi-public, institutions, social activities, bed and breakfast, arts and crafts, and residential are conditional uses requiring approval by the Municipal Planning Commission.
4. The five tax parcels in ownership by the Memorial Board are considered an undivided parcel per the Planning and Zoning Code, because they were under common ownership at the time of adoption of the Code. The dimensional requirements set forth in the new Code language are met on the parcel.
5. City Council referred the rezoning Ordinance to the Municipal Planning Commission after its introduction for investigation and report. When the Municipal Planning Commission's recommendation is given to Council, Council will set a date for public hearing. The legal description in the Ordinance as introduced was not correct; the amended version is included in this packet.

The conclusion from the staff memorandum:

1. Because of the ownership and operation of this property, and the history of use, the proposed zoning category is appropriate.

The applicant, Cal Taylor, 701 Morning Street, Worthington, Ohio, came forward. He indicated he lives at the rear of this property, is President of Sharon Memorial Hall, and a veteran.

Mr. Hermann asked whether the City Council made changes to the Municipal Planning Commission's recommendation on the creation of the Veterans Memorial zoning classification. Mrs. Bitar indicated there was a minor change to the definition that was part of the open area district section, placing "facility" in place of "memorial". Mr. Hunter indicated it replaced one word.

Mr. Herman stated he was supportive.

Mr. Taylor indicated Mr. France was present on behalf of the Sharon Memorial Board.

Mrs. Holcombe asked if the property was surveyed for the property description. Mr. Taylor indicated he submitted both the deeds and an old survey.

Mr. Hunter stated the American Legion is under separate ownership.

Mr. Herman moved:

THAT THE REQUEST BY DR. CAL TAYLOR OF THE SHARON MEMORIAL BOARD TO REZONE THE PROPERTY AT 137 E. DUBLIN-GRANVILLE ROAD FROM R-10 TO VM AS PER CASE NO. REZ 04-10, DRAWINGS NO. REZ 04-10, DATED MAY 27, 2010, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

The motion was seconded by Mr. Coulter.

Mr. Hunter asked if the layout of the property prepared by the Engineering Department was included in the materials and would be a part of the record. Mrs. Bitar indicated it is attached to the ordinance.

Mrs. Bitar called the roll:

Yes 4 Hunter, Holcombe, Coulter, Hermann

No 0

Mr. Taylor indicated the necessary agreements have been signed for the Tuesday Farmers' Market.

D. Other

Mr. Coulter asked whether there was new information on the Mall or on Wilson Bridge Road.

Mrs. Bitar indicated the revised scope of services for the Wilson Bridge Road Study will hopefully go to the City Council on Monday and the staff is searching for ways to fund it.

Mr. Hermann asked if they can use a "carrot and stick" approach with the Mall and indicate they need to put up construction fence between the Kroger's and the Mall but allow them to put up advertising, similar to the fence around Children's Hospital. Mrs. Holcombe and Mrs. Bitar

indicated support for the idea. Mrs. Bitar clarified the Board expects advertising and fencing would need to come before them for approval. The Board concurred.

E. Adjournment

There being no further business, Mrs. Holcombe moved to adjourn with Mrs. Lloyd seconding the motion. All members voted aye. The meeting was adjourned at 8:46 p.m.