

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

September 23, 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; James Sauer, Vice-Chair; Kathy Holcombe, Secretary; Chris Hermann; Mikel Coulter, Jo Rodgers and Amy Lloyd. Also present were Scott Myers, Worthington City Council Representative for the Municipal Planning Commission, Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission, and Melissa Cohan, Paralegal.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the Minutes for July 22, 2010

Mr. Coulter motioned to approve the minutes, Mr. Sauer seconded the motion, and all members said aye to approve the minutes as submitted.

4. Affirmation/Swearing in of Witnesses

Mrs. Bitar swore in those who planned to speak.

B. Architectural Review Board

1. Unfinished
 - a. New Wall Sign – **2151 W. Dublin-Granville Rd.** (Allstar Sign Co./G. Worthy's) **AR 46-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter stated that he would like to see a unified sign package for the tenants at this retail center. He asked if the applicant was present. Mr. Greg Delong came to the microphone and stated that his address is 552 Evening St., Worthington, Ohio 43085. Mr. Delong discussed the new sign idea, which has a black background, gold letters, and a martini logo. The words Bar and Grill would be placed on the panels on both sides of the main sign, which will be on an additional larger panel in the middle. Mr. Sauer asked Mr. Delong if he was just representing the one tenant, G. Worthy's, and Mr. Delong said yes. Mr. Sauer asked Mr. Delong if he had spoken with any of the other tenants and he said no. Mr. Hunter stated that he would like to hear some input from the owner to see if the

owner has had any interaction with the other tenants to agree on some uniform signage package. Mr. Hunter also stated that the Board would be unable to approve an application to alter the building without the consent of the owner.

Mr. Delong stated that the owner of the business was present at the meeting. Mr. Gary Wilkins approached the microphone and stated his address of 7995 Cedar View Blvd., Westerville, Ohio 43081. Mr. Wilkins stated that he has spoken with the owner and other tenants, and they are okay with the plans. Mrs. Holcombe said that if the owner and other tenants are okay with the plans, then it would be best to move things forward. Mr. Coulter asked Mr. Delong if he had anything in writing from the owner and Mr. Delong's reply was no.

Mr. Coulter said that he liked the plans that were presented, but the Board would need approval from the other tenants before moving forward. Mr. Coulter asked Mrs. Bitar if Allstate Insurance still had a temporary sign permit, and Mrs. Bitar said yes. Allstate is waiting to see what the Board will approve before making application for a permanent sign.

Mr. Hunter said that he would like to see the tenants agree on something. In the event someone wants a new sign, they can use the form that was agreed upon. Mr. Hunter asked the audience if there was anyone else present that would like to speak about this matter. Mr. James Spurrell, the owner of Up-Towne Flowers in Worthington approached the microphone and stated that his address is 2145 Dublin-Granville Rd., Worthington, Ohio. Mr. Spurrell said that he has talked with the owners at Rick Young Hair Design and Allstate Insurance. They were all okay with boxing in the area for the signs. Mr. Spurrell said that the new sign plan would update the center and make it look better. He said that not much has changed in the last forty years. Mrs. Vivian Rice approached the microphone and stated that her address is 3240 Tollcross, Hilliard, Ohio 43026. Mrs. Rice stated that the other two tenants have not come forward with sign ideas yet, but they are supportive.

Mr. Hunter stated that he likes what has been presented, but it may need some more architectural detail. Mr. Hermann stated that he would like to see the bottom portion below the light kept in uniform with what Rotolos has. Mr. Sauer said that he would like to see the tenants on one side do one thing, and the tenants on the other side do the same thing. Mr. Hunter stated that construction approval will be needed.

Mr. Myers stated that the Board has heard from several other people that have spoken to the other businesses. He would like to see the ARB move ahead with the approval so the business people can get back to work, bring in more business and bring in more jobs. Mr. Myers asked if the Board could tentatively approve the plan while waiting to get the written approval from the other tenants. Mrs. Holcombe agreed that they need to get the building started, they must start somewhere, but you cannot force other tenants to change.

Mr. Hermann asked the Board members if there should be a consistency of sign colors. Mr. Coulter said it's too late, there is already a variety of sign colors being used. Mr. Hunter asked if there was anyone else either for or against this application and no one else came forward.

Findings of fact:

1. This was a proposal to replace the existing non-illuminated lettering for G. Worthy's with an illuminated sign box. The ARB asked for a solution that may also work for the rest of the center, possibly involving an increase in the sign band area for the storefronts on the eastern portion of the center. The application was tabled on July 22nd.
2. A new proposal has been received showing backlit letters on 25" sign panels. The soffit will be reconstructed to create a new surface that the proposed signage will be attached to. Trim will match the existing. The detailed drawings showing the proposal are dated 9/23/10.
3. Rick Young Hair Studio is permitted to place existing letters on the new sign backer board for now, but will be expected to match style shown in drawing in the future.
4. Permanent signage for All State must match style shown in drawing.

Conclusion:

1. The proposed change to the soffit and signage is approved for the eastern portion of the center.

Mr. Coulter motioned:

THAT THE REQUEST BY ALLSTAR SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE WALL SIGNAGE AT 2151 W. DUBLIN-GRANVILLE RD. AND THE OTHER TENANT SPACES ON THE EAST PORTION OF THE CENTER, AS PER CASE NO. AR 46-10, DRAWINGS NO. AR 46-10, DATED SEPTEMBER 23, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Rodgers seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, nay; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

- b. New Wall Sign – **2171 W. Dublin-Granville Rd.** (Goodwill Columbus) **AR 53-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Ms. Leslie Poole approached the microphone and stated that she lives at 1331 Edgehill Rd., Columbus, Ohio 43212. Ms. Poole presented a new sign that will have a dark background with light letters, and uses the Goodwill logo. Mr. Hermann asked if the letters will be lit up, and Ms. Poole said only with the existing fluorescent light above. Mr. Hunter asked if there was anyone present that was either for or against this application, and no one came forward.

Findings of fact:

1. Goodwill presented a sign that consisted of a panel with a white background and blue and teal lettering at the last meeting. The application was tabled.
2. The new proposal consists of an HDU (High-Density Urethane) panel that will cover the entire sign band area above the storefront. "Goodwill donation center" and the logo would be white letters that are routed out of the sign panel. The background color will match the existing burgundy shade on the center.
3. The existing lighting would be utilized.

Conclusion:

1. The proposed sign is appropriate in the western part of this center.

Mrs. Holcombe motioned:

THAT THE REQUEST BY GOODWILL COLUMBUS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW WALL SIGN AT 2171 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 53-10, DRAWINGS NO. AR 53-10, DATED SEPTEMBER 16, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hermann seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

2. **New**

- a. Four Season Room – **670 Morning St.** (Joe Trout/Kathryn Keller) **AR 57-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Joe Trout approached the microphone and said that he lives at 2909 Zollinger Rd., Columbus, Ohio 43221. Mr. Coulter asked Mr. Trout why the extension is only two feet, and Mr. Trout replied that is what the home owner wants. Mr. Hunter asked if there was anyone present that was either for or against this application, and no one came forward.

Findings of fact:

1. The applicant is proposing removal of a 9' x 14' screened porch, and placement of an 11' x 14' four season room.
2. The room will have windows on all three sides. The proposed windows will be aluminum clad, in the same brick red color as the existing windows in the house.

3. A shed style roof with slate shingles is proposed.
4. Wood siding and trim are proposed to match the house.

Conclusion:

1. The proposed four-season room is complimentary to the house.

Mrs. Rodgers motioned:

THAT THE REQUEST BY JOE TROUT FOR A CERTIFICATE OF APPROPRIATENESS TO CONTRUCT A FOUR SEASONS ROOM AT 670 MORNING ST. AS PER CASE NO. AR 57-10, DRAWINGS NO. AR 57-10, DATED SEPTEMBER 10, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

- b. New Roof – **569 Oxford St.** (Michael Siroskey) **AR 58-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Michael Siroskey approached the microphone and said he lives at 569 Oxford St., Worthington, Ohio 43085. Mr. Siroskey said that the roof is in bad shape. He brought a sample of the new charcoal colored shingles to be used. Mr. Hunter asked if there was anyone present that was either for or against this application, and no one came forward.

Findings of fact:

1. The applicant is proposing a new roof for the entire house and the garage.
2. The proposed roof is a charcoal grey architectural shingle. The existing roof consists of 3-tab shingles that are in need of replacement.

Conclusion:

1. The proposed change is appropriate and will be an improvement.

Mr. Sauer motioned:

THAT THE REQUEST BY MICHAEL SIROSKEY FOR A CERTIFICATE OF

APPROPRIATENESS TO REPLACE THE ROOF AT 569 OXFORD ST. AS PER CASE NO. AR 58-10, DRAWINGS NO. AR 58-10, DATED SEPTEMBER 13, 2010, 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 role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

C. Municipal Planning Commission

1. Subdivision

- a. Lot Split with Variances (Preliminary & Final Plats) – **35 Howard Ave.** (Todd Walter)
SUB 01-10

This matter remained tabled from the last meeting because the necessary drawings have not been completed yet.

2. Rezoning

- b. R-10, Low Density Residence to AR-4.5, Low Density Apartment Residence – **Parcel #100-002637 – Adjacent to 337 Schrock Rd.** (Christian D. Donovan, Esq./Pappas)
REZ 08-10

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Christian Donovan, Esq., approached the microphone and stated that he is the attorney representing the Pappas family, and his address is 7737 Olentangy River Rd., Columbus, Ohio 43235. Mr. Donovan said that his client is not interested in developing the property. He said his client just wants to change the zoning to be able to sell it. The property has been for sale at a single family property for more than a year. Mr. Coulter asked if the application to rezone the parcel was approved, if the client would then join the parcels, and Mr. Donovan said it's possible.

Mr. Hunter asked the audience if there was anyone present either for or against the rezoning of this parcel, and there were several people present that were against the rezoning. The first speaker was Linda Sexton. Mrs. Sexton said that she lives at 6656 Eastland Ct., Worthington, Ohio 43085. Mrs. Sexton does not support the rezoning of this parcel. She stated that Mr. Pappas has let low income renters in the house that he owns that is adjacent to this lot. There are unruly children hanging around her mailbox smoking cigarettes, and she doesn't want to see more vacant or low income apartments surrounding her property. Mrs. Sexton feels that it is a threat to her security, as well as the value of her property.

Mr. Hunter stated that the rezoning would be for low density apartment zoning, the same as the existing condominiums. He asked Mrs. Sexton if she lived in a condominium, and she said yes, but she doesn't want more condominiums behind her house.

The next speaker that approached the microphone was Mr. Pat Dawson. Mr. Dawson said that he lives at 342 Schrock Rd., Worthington, Ohio 43085. Mr. Dawson said that the area does not need any more multi-family units. There are several vacant housing units already, and adding more would really upset the balance of elementary schools that are overcrowded.

The third speaker was Joel Mazza. Mr. Mazza said that he lives at 155 W. Southington Ave., Worthington, Ohio 43085. He said he just wanted to say that this property is a nice piece of heaven that is going to go away.

The fourth speaker was Mr. Brian Fedorko. Mr. Fedorko said that he and his family just moved into 6566 Emco Place, Worthington, Ohio 43085. He said he had some concerns when he bought the property in early August, but did some research and noticed that the property has been sitting vacant for a year and a half. Mr. Fedorko said rezoning will only benefit the owner of the property, not the nearby home owners. He said he moved here from Clintonville, and does not want to see this area rezoned.

The fifth speaker against the rezoning was Brian Lance. Mr. Lance said he and his family live at 6558 Emco Place, Worthington, Ohio 43085. Mr. Lance said he purchased his house because of the view, and has now installed a privacy fence in his back yard. He said he has lived in Worthington all of his life and is a Columbus Police Officer. Mr. Lance said that all of the kids are bad that come from the type of complexes that this rezoning would allow. He also said that he is a friend of the Pappas family and approached them earlier to see if he could purchase a portion of the property, but that wasn't an option. Mr. Lance said he'd like to have a chance to speak with his neighbors and the owners of the property. He asked if this application could be tabled. Mr. Lance would like to work something out besides rezoning.

The final speaker was Mr. Jacob Shepherd who lives at 6652 Eastland Rd., Worthington, Ohio 43085. Mr. Shepherd said that there is a lot of vacant property in that area, and there is no reason to add more units. He is against the rezoning of the property.

Mrs. Sexton restated her address as 6656 Eastland Ct., Worthington, Ohio, and asked why she didn't receive a notice of the meeting in the mail. She heard about the meeting from her neighbors. Mrs. Bitar said that her name was on the list of mailings, but did not know why she didn't receive a notice in the mail. Mrs. Bitar said that it's possible someone may have taken it out of her mailbox because Mrs. Sexton had mentioned earlier that there were a lot of kids hanging around her mailbox and smoking.

Mr. Coulter asked Mrs. Bitar how much land would be available if the parcels were combined and she said just under 2 acres. Mr. Coulter asked if there is a minimum square foot requirement for structures, and Mrs. Bitar said no. She said that the parcel would either have to be combined, or a variance requested, in order to redevelop the property as multi-family units. By itself it does not meet the minimum lot width for multi-family in the AR 4.5 Zoning District.

The attorney for the Pappas family, Christian Donovan, said that he has heard all of the negative forecasting, and is willing to talk with the neighbors and work something out, but in the mean time, he would like the rezoning to proceed because that is what his client wants.

Mr. Coulter suggested tabling the application. Mr. Myers said that if the zoning application is passed by the board, then it will be up to City Council to make the decision.

Findings of fact:

1. This request is to rezone a vacant parcel from R-10, Low Density Residence to AR-4.5, Low Density Apartment.
2. This vacant parcel is adjacent to the west of 337 Schrock Rd., which contains one single-family house and is owned by the same property owner.
3. The adjacent properties along Schrock Rd. are zoned AR-4.5, and the southern portion of the vacant lot is bordered by AR-4.5 zoning on the east and south sides. The properties on the west side of the southern part of the vacant lot are zoned R-10 (rear property lines of houses on Emco Pl.), as are the properties across Schrock Rd. to the north.
4. Plans for redevelopment have not been discussed. If rezoned to AR 4.5, the vacant parcel could not be developed as multi-family without a variance or combination with another property. The lot width is 110', which is less than the minimum 120' required for multi-family development in AR 4.5.

Conclusion:

1. The proposed zoning category would not be out of character with much of the surrounding zoning and many of the uses.

Mrs. Holcombe motioned:

THAT THE REQUEST BY CHRISTIAN D. DONOVAN, ESQ FOR APPROVAL TO REZONE PARCEL #100-002637 FROM R-10 TO AR-4.5 AS PER CASE NO. REZ 08-10, DRAWINGS NO. REZ 08-10, DATED SEPTEMBER 13, 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.

Chris Hermann seconded the motion. Mrs. Bitar called the role. Mr. Hunter, nay; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, nay. Mr. Hunter said it has been approved with a 3-2 vote.

D. Other

1. Code Change – Add Animal Hospital and Veterinary Care Center to the C-2, Community Commercial Zoning District

Findings of fact:

1. A request has been made to add Animal Hospital and Veterinary Care Center as Conditional Uses in the C-2, Community Commercial Zoning District. The owner of the Vet Clinic at 5949 N. High St. would like to relocate to 5617 N. High St. (formerly W.C. Gathers and Guido's). A copy of the request is included in your packet. Additional tenants are also planned for that location.
2. Both uses are currently Conditional Uses in the C-3, Offices and Institutions Zoning District, and Permitted Uses in the I-1 Restricted Light Industrial Zoning District. The C-2 Zoning District is primarily in place at the mall, near Linworth Rd., and at the intersection of North and High Streets. Small areas are also present elsewhere on N. High St. The Zoning Map with the C-2 areas highlighted is at the end of this memo.
3. "C-2 Community Commercial" means a concentration of a wide variety of retail and service establishments which is centrally located in the community or within the population it serves, provides adequate parking and direct access to major thoroughfares, has limited points of access, is screened or fenced from surrounding residential areas, serves the day-to-day needs of the community and supplies the more durable and permanent needs of the whole community. Community commercial uses include, but need not be limited to: supermarkets, department stores, specialty stores, hardware stores, apparel and shoe stores, jewelry stores, appliance and furniture stores, drug stores, personal and business service outlets and discount markets.
4. "Animal hospital" means a facility for the care, grooming, diagnosis and medical treatment of animals and those in need of surgical procedures and may include overnight accommodations on premises for treatment, observation and/or recuperation.
5. "Veterinary care center" means an acoustically controlled facility directly managed by a veterinarian for the care, schooling, grooming or treatment of healthy, group socialized cats and/or dogs. "Acoustically controlled" shall mean that the decibel level of sound emitted from animals in this facility shall not exceed forty-five decibels at any time when measured at the property line. A veterinary care center shall be limited to 4,000 square feet and forty boarding animals maximum and may include indoor runs for overnight boarding of group-socialized animals, so long as the space devoted to such overnight boarding occupies less than fifty percent (50%) of the net usable area of the facility. Outdoor exercise yards and the storage of vehicles for animal transport are prohibited. Ancillary sale of pet care products including food shall not occupy more than ten percent (10%) of the gross floor area of the structure.
6. Per 1147.01 of the Code, the uses allowed in the C-2 Zoning District are:

Permitted:

- Sale of goods at retail
- Administrative and business office
- Medical/dental office or clinic
- Personal services
- Public uses
- Essential services
- Accessory uses
- Banks
- Pet shops
- Arts and crafts
- Entertainment facilities (commercial)
- Commercial recreational facilities

Conditional:

- Drive-in banks
- Semi-public uses
- Lawn and garden centers
- Public service facility
- Bakeries and dairy processing and sales
- Plant production
- Bed and breakfast
- Dense-pack-open-plan office
- Drive-in pharmacy
- Dog and cat day care center
- Residential uses

Conclusions:

1. The character of the City would not be harmed with the proposed change.
2. Reuse of a vacant building may be accomplished.

After presentation of the above, and a brief discussion by the commission, Mr. Hermann moved:

THAT ADDING THE USES ANIMAL HOSPITAL AND VETERINARY CARE CENTER TO THE C-2, COMMUNITY COMMERCIAL ZONING DISTRICT IS RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye. Mr. Hunter said it has been approved.

Mr. Coulter made a motion to adjourn, and Mr. Sauer seconded the motion. All members said aye. The meeting adjourned at 9:40 p.m.