

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

October 14, 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; Chris Hermann; Mikel Coulter, Jo Rodgers and Amy Lloyd. Also present were Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission, and Melissa Cohan, Paralegal. James Sauer, Vice-Chair and Scott Myers from Worthington City Council were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the Minutes for September 9, 2010, and September 23, 2010.

Mr. Coulter motioned to approve the minutes, Mr. Hermann 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** – None to discuss
2. **New**
 - a. Front Door – **685 Morning St.** (William & Karen Alsnauer) **AR 59-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Karen Alsnauer approached the microphone and stated that she lives at 685 Morning St., Worthington, Ohio. Mr. Hunter asked if there was anyone in the room that was either for or against the application, and no one came forward.

Findings of fact:

1. The applicant is proposing replacement of an existing half light white door, with a mahogany door with three small stained glass windows in the top.

Conclusion:

1. The new door is appropriate.

Mr. Coulter motioned:

THAT THE REQUEST BY WILLIAM & KAREN ALSNAUER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT DOOR AT 685 MORNING ST. AS PER CASE NO. AR 59-10, DRAWINGS NO. AR 59-10, DATED OCTOBER 4, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

- b. New Window - **565 Hartford St.** (Sally & Ian Sheldon) **AR 60-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Sally Sheldon approached the microphone and stated that she lives at 565 Hartford St., Worthington, Ohio. Mr. Hunter asked Mrs. Sheldon if there were going to be any storm windows and her reply was no. Mr. Hunter asked if there was anyone present that was either for or against the application, and no one came forward.

Findings of fact:

1. The applicants are proposing replacement of a 2' x 4' existing window on the south side of the home with twin double hung windows that are 65" x 76".
2. The windows will be vinyl clad wood windows, of a style and trimmed to match the other windows in the house.

Conclusion:

1. The proposed change is appropriate.

Mrs. Holcombe motioned:

THAT THE REQUEST BY SALLY & IAN SHELDON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW WINDOW AT 565 HARTFORD ST. AS

PER CASE NO. AR 60-10, DRAWINGS NO. AR 60-10, DATED SEPTEMBER 27, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

c. HVAC in Garage – **45 W. Stafford Ave.** (Dr. Rakesh & Mrs. Shoma Jha) **AR 61-10**

Discussion:

Mrs. Bitar discussed the facts from the application, and stated that the applicant might not be present this evening because he is a doctor and may be called on duty. The applicant installed heating and cooling equipment in his garage for storage purposes, but did not get approval for the unit. Mr. Hunter asked if the applicant was present. No one came forward. Mr. Hunter stated that the Architectural Review Board does not normally process applications without the applicant being present, but felt the Board could if there were no objections. Mr. Hunter asked if there was anyone in the room that was either for or against this application. Mr. Rick Shuster approached the microphone and stated that he lives 860 Oxford St., Worthington, Ohio. Mr. Coulter asked if the applicant's property backs up to the Griswold Center, and Mrs. Bitar confirmed that the property is located behind the Griswold Center. Mr. Shuster requested that Board make certain that the applicant, Dr. & Mrs. Jha, only use the garage for the purposes that they stated on the application. Mr. Shuster was concerned as to why the applicant was putting an HVAC system in their garage. Mr. Hunter asked the audience if there was anyone else present that is either for or against this application and no one came forward.

Findings of fact:

1. With construction of this freestanding garage, an HVAC unit was placed in the rear wall of the garage. The unit was not part of the original approval.
2. The rear of the garage is adjacent to the back portion of residential lots and a municipal parking lot.

Conclusion:

1. Placement of the unit in this location is appropriate.

Mr. Hermann motioned:

THAT THE REQUEST BY DR. RAKESH & MRS. SHOMA JHA FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN AN HVAC UNIT IN THE GARAGE AT 45 W. STAFFORD AVE. AS PER CASE NO. AR 61-10, DRAWINGS NO. AR 61-10, DATED SEPTEMBER 29, 2010, BE APPROVED WITH THE CONDITION THAT THIS HVAC UNIT IS CLIMATE CONTROL FOR STORAGE USE ONLY AND NOT FOR AN

ADDITIONAL RESIDENTIAL AREA, 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; Mrs. Rodgers, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

d. Fencing – **695 Hartford St. (Lee’s Fencing Co./Browning) AR 62-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Paul Rogers stated that he works for Lee’s Fencing, and has applied for the permit on behalf of his client, Mr. & Mrs. Browning. Mr. Rogers stated that he lives at 1888 Tamarack Circle S., Columbus, Ohio 43229. Mrs. Holcombe asked Mr. Rogers where the fence will be located. Mr. Rogers clarified the fence would extend from the back corner of the house.

Findings of fact:

1. A new section of 6’ aluminum fencing to match the existing is proposed to extend from the southwest corner of the house to the south property line.

Conclusion:

1. The addition of matching fencing to enclose the property is appropriate.

Mrs. Rodgers motioned:

THAT THE REQUEST BY LEE’S FENCING CO. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 695 HARTFORD ST. AS PER CASE NO. AR 62-10, DRAWINGS NO. AR 62-10, DATED OCTOBER 1, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

e. Trellis – **573 Oxford St. (Don P. Overmyer) AR 63-10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Don Overmyer approached the microphone and stated that he lives at 573 Oxford St., Worthington, Ohio. Mr. Overmyer said that he wants to build a trellis for his Trumpet Creeper plant. Mr. Hermann asked why Mr. Overmyer wasn’t going to extend the trellis all the

way down. Mr. Overmyer said that he does not want to block the side of his deck, he has additional plans for his back yard. 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 construction of a freestanding wood trellis, placed just south of the deck in the rear yard.
2. An existing trellis attached to the deck will be repaired.

Conclusion:

1. The proposal is appropriate.

Mrs. Rodgers motioned:

THAT THE REQUEST BY DON P. OVERMYER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A TRELLIS AT 573 OXFORD ST. AS PER CASE NO. AR 63-10, DRAWINGS NO. AR 63-10, DATED OCTOBER 1 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

f. Sign – **43 E. North St.** (Sarah Conroy) **AR 64-10** (Amendment to AR 41-09, 8/28/09)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Dr. Conroy approached the microphone and stated that her office is at 43 E. North St. She wants a smaller sign that fits better for the location. Mr. Hunter said that he appreciates what Dr. Conroy has done to improve the building, and it will be very easy to see the address number on the sign. Mr. Hunter asked if there was anyone present that was either for or against this application, and no one came forward. Mr. Hermann noted the website address seemed all right for this location because it includes the only mention of the business name.

Findings of fact:

1. Dr. Conroy is proposing a different freestanding sign for the property than was originally approved by the ARB.
2. The new version is generally the same shape and size, but will have aluminum panels with the dentist names and website.

Conclusion:

1. The proposed sign is appropriate at this location.

Mrs. Rodgers motioned:

THAT THE REQUEST BY SARAH E. CONROY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN AT 43 E. NORTH ST. AS PER CASE NO. AR 64-10, DRAWINGS NO. AR 64-10, DATED OCTOBER 1, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

- g. New Roof – **688 High St.** (Alumni Roofing, Inc./US Bank) **AR 65-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Rich Isaac approached the microphone and stated his address at 300 Tilton St., Suite 6, Mount Vernon, Ohio. Mr. Isaac said that his company has been contacted by US Bank and that the bank needs new roofing at that location. Mr. Isaac said the condition of the slate is not good, and they are proposing a good product that would make the building look refreshed. Mrs. Holcombe asked if the drive-thru is slate also, and Mr. Isaac said yes, it's a separate building. Mr. Isaac said the bank has tried to keep the slate from falling but it's becoming a hazard. Mr. Hunter asked Mr. Isaac if they have considered other styles that are similar to slate, such as a faux slate material. Mr. Coulter mentioned that in the long run, the price would be about the same because the material that is currently being proposed would not last as long and would have to be replaced. Mr. Coulter said he would like to see genuine slate or faux slate on the front building, and whatever else could go on the back.

Mrs. Holcombe said that this particular building is one of the best stone buildings in the city and it really needs to have a slate roof because everyone can see the front of it. The second representative from Alumni Roofing asked the Board what type of faux material would be acceptable. Mr. Hunter said that they prefer to see a sample first. Mrs. Bitar asked the Board if the roof workers could begin repairing the roof on the back building and drive-thru while they are awaiting approval on the front building's materials. Mr. Hunter asked if there was anyone else present that was either for or against this application, and no one came forward.

Findings of fact:

1. The applicant is proposing replacement of the existing slate roof with asphalt shingles. There is a problem with leaking in the slate roof, and the bank has reportedly had costly repairs every year.
2. The roof is Mansard style, with the front portion serving as the roof and a building wall. Trim separates the main roof from that front wall.
3. The view of the top of the roof is limited.

Conclusions:

1. The front stone portion of the building should be slate or look like slate. The sample must be submitted and approved by staff and an ARB member.
2. The brick building and drive-thru will have the proposed asphalt shingle.

Mr. Coulter motioned:

THAT THE REQUEST BY ALUMNI ROOFING, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE ROOF AT 688 HIGH ST. AS PER CASE NO. AR 65-10, DRAWINGS NO. AR 65-10, DATED SEPTEMBER 30, 2010, BE APPROVED AS AMENDED: THE BACK BRICK BUILDING AND DRIVE-THRU SHALL BE REPLACED WITH THE SUBMITTED ASPHALT SHINGLE; AND THE ENTIRE ROOF ON THE STONE BUILDING SHALL BE SLATE OR LOOK LIKE SLATE THAT IS SUBJECT TO APPROVAL BY ONE OF THE ARCHITECTURAL REVIEW BOARD MEMBERS AND STAFF, AND 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

h. Signage – **445 E. Granville Rd.** (Signcom Inc./OSU) **AR 66-10**

Discussion:

This application has been tabled. Mr. Hermann motioned to table this item. Mrs. Rodgers seconded the motion. All members voted aye to table the application.

i. Signage – **946 High St.** (Richard Bigham Jr./FedEx Office) **AR 67 – 10**

Discussion:

Mrs. Bitar discussed the facts from the application. Mr. Hunter asked if the applicant was present. The sign installer, Mr. Richard Bigham approached the microphone and stated his address as 326 Canyon Dr., Columbus, Ohio. Mr. Bigham stated that he was contracted by an

out of state company to work on the FedEx sign. He said the new sign will have a white background with two shades of blue lettering, and only the letters will be illuminated. Mr. Coulter asked if the garden sign is going to go away. Mr. Bigham said he hopes so because the store is already gone. Mr. Hermann asked if the store could match the paint on the roof (since it is two shades of brown), and clean the sign, and get rid of the rust. Mr. Bigham said he will address the issues with his store contact. 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 new signage for FedEx Office, formerly FedEx Kinko's.
2. The wall sign will be in the same location and stay the same size.
3. The top panel of the existing freestanding sign will change to reflect the new name. The background is aluminum painted white, with the letters routed and backed with two shades of blue. If the illumination for the sign is working, light would only shine through the lettering. The Garden Shop sign should be removed.

Conclusion:

1. The proposed signage change is appropriate with the following conditions: the roof background must be repainted to be all one color; the freestanding sign will be cleaned and repaired as needed.

Mr. Hermann motioned:

THAT THE REQUEST BY RICHARD BIGHAM JR. FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE SIGNAGE AT 946 HIGH ST. AS PER CASE NO. AR 67-10, DRAWINGS NO. AR 67-10, DATED OCTOBER 1, 2010, BE APPROVED ON THE CONDITION THAT THE GROUND SIGN IS CLEANED AND PAINTED, THE INTERNAL LIGHTING WILL BE FUNCTIONAL, AND THE BACKGROUND OF THE WALL SIGN BE PAINTED, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

j. Addition – **692 High St.** (WJI Enterprises Ltd./Worthington Jewelers) **AR 68-10**

Discussion:

Mrs. Bitar discussed the facts from the application. The applicant would like to add an addition to the north side of the Worthington Jewelers building. Mr. Hunter asked if the applicant was present. Mr. Joe Davis approached the microphone and stated that he lives at 127 E. Wilson

Bridge Rd. He said he wants to open up the building and give people something to look at. People will be able to see inside the building at night. Mr. Hunter said that he really likes the idea of what Mr. Davis plans to do, he likes the glass, and happy that Mr. Davis is keeping the old portion of the building. Mr. Hunter said that he would like to see some architectural detail. Mr. Davis said that they are currently working on the detail, but wanted to present the Board with a basic overview and general concept of what he wants to do. Mr. Davis then introduced the architect who is helping him, Mr. Peter Lenz. Mr. Lenz approached the microphone and stated that he lives at 515 Hartford, Worthington, Ohio. He said that this building will be of a craftsman style. Mr. Lenz shared a book with the Board to show examples of the style, and said they are using the book as a guide and mentor for creating a similar style. The book had samples of work done by an architect by the name of Charles Rennie Mackintosh. Mr. Lenz said that the building will actually face the Village Green Drive, but they are keeping the Georgian look facing High Street. It will be a craftsman style wood frame, with a lot of windows that sits on stone similar to the existing building. Mr. Lenz said it will enhance the corner of the square where public events take place.

Mr. Lenz introduced a carpenter that will be helping them, and does craftsman style of work. His name is Blair Davis. Mr. Lenz said that Mr. Davis lives at 1 Hartford Ct., Worthington, Ohio. Also, there are several people that are working on the project that live in Worthington. Mr. Lenz then introduced Ms. Nancy Davis, whose address is 933 High Street, Suite #106, Worthington, Ohio. Ms. Davis is the electrical engineer working with them. Next, Mr. Lenz introduced Kelly Laura, of 500 Schrock Rd., Worthington, Ohio. Ms. Laura works for the sign company working on the project.

Mr. Davis and Mr. Lenz explained that there will be a bridal garden with a water fountain between the addition and existing structure to the east. Mr. Hermann asked how the proposed craftsman style architecture fits with all the other buildings along the commercial core of Old Worthington and why the building is so tall. Mr. Lenz stated that they have planned for a two story building because that is what the guidelines call for in the area. Mr. Hermann then asked why there were one-story 'wings' on each side of the two-story structure and suggested that they were not appropriate and the two-story structure should be expanded to fill the foot-print.

Mr. Coulter said that he really likes what is being displayed, but he too would like to see more architectural detail and how it will all pull together. Mrs. Holcombe asked if they were planning to paint the old building and Mr. Davis said no, he plans to keep the original portion of the building in its natural state as much as possible.

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. An addition is proposed for the north side of the Worthington Jewelers building. The new structure is designed as a conservatory that allows a view of the existing north side of the building, as well as into the new retail space which will include plant material. The addition

will add much needed retail space, as well as a handicap access for the jewelry store. The existing Worthington Jewelers front façade will remain unchanged.

2. Architectural lighting is proposed at the front columns and corners of the addition. Internally illuminated signs with a gold metal background and clear letters are proposed for the west and north faces. Also, the applicant would like to put a sign pole at the corner.
3. The exterior space around has been designed with landscape and hardscape elements to complement the existing and new structures, and the business. A bridal garden is proposed between the addition and existing rear structure.

Conclusions:

1. The proposed will be an attractive and interesting new element in Old Worthington.
2. Use of traditional design and materials allows this new structure to be complementary to the existing structures. The preservation of the existing facades is desirable.
3. Proposed outdoor space will be an enhancement to Old Worthington.
4. The proposed concept can be approved with detail to follow.

Mr. Hermann asked for clarification that this motion was for Conceptual Approval only and that the architecture could still change substantially based upon the Boards suggestions at the meeting. Mr. Coulter motioned:

THAT THE REQUEST BY WJI ENTERPRISES FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 692 HIGH ST. WITH THE CONDITION THAT THE EXTERIOR DETAILS WILL BE PRESENTED TO THE ARCHITECTURAL REVIEW BOARD, AS PER CASE NO. AR 68-10, DRAWINGS NO. AR 68-10, DATED OCTOBER 1, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, aye; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

- k. Replace Windows – 575 Evening St. (Jo & Scott Rodgers) AR 69-10

Discussion:

Mrs. Bitar discussed the facts from the application. Mrs. Rodgers said she was recusing herself from hearing the application because it concerns her property at 575 Evening St., Worthington, Ohio. Mrs. Rodgers said that she is not replacing all of the windows at this time but would like approval to replace them all within the maximum approval time, which is an 18 month period.

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 applicants were originally proposing replacement of 5 windows in the house; 2 in the front, 2 on the north side, and 1 on the south side. The applicant would like to include all of the windows in the approval.
2. White wood windows by Andersen are proposed. The windows are double-hung, with three vertical divisions in the top half.

Conclusion:

1. The proposed windows are appropriate and will be an improvement to the house.

Mr. Hermann motioned:

THAT THE REQUEST BY JO & SCOTT RODGERS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS WITHIN 18 MONTHS AT 575 EVENING ST. AS PER CASE NO. AR 69-10, DRAWINGS NO. AR 69-10, DATED OCTOBER 1, 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; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye; Mrs. Rodgers, abstain; Mrs. Lloyd, aye. Mr. Hunter said it has been approved.

1. Ventilator Door, Awning and Sign – **657 High St.** (Melissa Worthington) **AR 70-10**

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to have a gourmet cupcake retail shop called the Blue Frost Cupcake, where the former Fine Line space was. Mr. Hunter asked if the applicant was present. Mrs. Melissa Worthington approached the microphone and stated her address as 657 High St., Worthington, Ohio. Mrs. Worthington said that she plans to keep the original hardware where the awning is and put a new cover on it. She also would like to put in a hood to bake in the store. To keep things similar, like the Worthington Inn has done, she will paint the back area of the porch white to blend things in.

In addition, Mrs. Worthington would like to add two two-seat tables inside the business and two two-seat tables outside. Mrs. Bitar mentioned that the tables will have to be 5 feet away from the shop to allow for walk thru traffic, and that would put them in the purview of the Public Service Director. Mr. Hermann asked if the proposed outdoor seating area could be located in the wider open area just to the north closer to the street, similar to Old Bag of Nails outdoor seating. Mrs. Bitar responded that the Service Director had indicated that space should not be blocked. Mr.

Hermann pointed out there is plenty of room there for the proposed tables, and there would still be substantial width for access to those parking on the street. He added that the ARB, MPC, and city are striving to activate High Street in downtown and that this is the type of activity the city should be embracing. He requested that Mrs. Bitar convey to the Service Director that the ARB wishes to see this area used, at least in part, for outdoor seating as proposed by the applicant.

Mr. Hunter said he is glad to hear that a new business is coming in, and that it will encourage more walking downtown.

Mrs. Worthington introduced the architect that is helping her. Mr. Scott Harper said that he lives at 428 Christian Ct., Westerville, Ohio. Mr. Harper said that they would like to amend the plans by locating the vent in the ivy section west of the back door so it wouldn't be as visible or bother existing second floor tenants. If they put the vent in a less conspicuous area, it will allow him to use cheaper materials instead of baked enamel. If approved, Mr. Harper would like to use stainless steel or aluminum. They will also be widening the service door and using a steel door that will be painted blue. 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 location of a gourmet cupcake retail shop called Blue Frost Cupcake, in the former Fine Lines space.
2. In order to accommodate a hood for baking, an exterior ventilator will be installed. The proposed location is on the south side of the building, west of the rear door, and across from similar equipment at the Worthington Inn. The applicant is proposing the vent be white to match the building, and reports the noise to be similar to a residential air conditioner.
3. Replacement of the rear entry door with a wider steel version in a different style is proposed.
4. A new awning in a lighter blue color than the existing navy, and including the business name in white letters is proposed.
5. Replacement of the projecting sign is proposed. The new design has not yet been presented.

Conclusions:

1. The proposed changes to the door, awning and sign are appropriate.
2. The ventilator will be partially screened by the building in the proposed location.

Mrs. Holcombe motioned:

THAT THE REQUEST BY MELISSA WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE EXTERIOR MODIFICATIONS AND PLACE THE VENT AT THE WEST END OF THE BUILDING USING STANDARD STAINLESS OR

SPUN ALUMIUM, AND A 40" STEEL DOOR PAINTED TO MATCH AT 657 HIGH ST. AS PER CASE NO. AR 70-10, DRAWINGS NO. AR 70-10, DATED SEPTEMBER 30, 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; 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. Conditional Use Permit

a. Restaurant Seating in C-5 – 657 High St. (Melissa Worthington) CU 06-10

Discussion:

Mrs. Bitar discussed the facts from the application. The applicant was still standing at the podium from her earlier application for exterior modifications. Mrs. Worthington would like to have the approval to add two tables inside her store, and two tables outside her store. Mr. Hunter asked if anyone was either for or against this application and no one came forward.

Findings of fact:

1. The applicant is requesting approval to place two tables on the sidewalk in front of Blue Frost Cupcake and have two tables inside for customers. Restaurants are a Conditional Use in the C-5 Zoning District; therefore, the proposed seating must be approved by the MPC even though it is accessory to the retail aspect of this business.
2. A 5' wide aisle for pedestrians must remain on the sidewalk between open umbrellas and the awning on the building.
3. 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 pedestrian use and not intended for "business" use. Store staff must regularly check any receptacles near the store during business hours and keep them emptied as necessary so they are available for Central Business District visitors.

Conclusions:

1. Outdoor seating in the Central Business District is encouraged.
2. Keeping the area clean and litter free is mandatory.

Mr. Hermann motioned:

THAT THE REQUEST BY MELISSA WORTHINGTON FOR A CONDITIONAL USE PERMIT TO ALLOW RESTAURANT SEATING IN THE C-5 ZONING DISTRICT WITH THE CONDITION THAT THERE WILL BE A FIVE FOOT SEPARATION BETWEEN THE AWNING AND THE UMBRELLAS AT THE TABLES AT 657 HIGH ST. AS PER CASE NO. CU 06-10, DRAWINGS NO. CU 06-10, DATED SEPTEMBER 30, 2010, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

2. Amendment to Development Plan

a. Building Signage – 250 Old Wilson Bridge Rd. (Paradigm Properties of Ohio) ADP 05-10

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Ms. Lynda Gildea approached the microphone and stated that her address is 2600 Corporate Exchange Drive, Columbus, Ohio. Ms. Gildea explained she is seeking approval for two signs to be located on the outside of the building which faces the freeway. Mr. Hunter said he would like to see maximum visibility. Mr. Hermann said he would like to see some samples. Ms. Gildea said the sign will have channel letters that are internally illuminated. Mr. Hunter said that he didn't have a problem with administrative approval because Mrs. Bitar knows what the Board would approve. 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 requesting approval for two signs on the I-270 side of this building. The signage will represent two of the businesses in this multi-tenant building. One sign would help to retain TW Telecom at the site; the other would assist to market vacant space to a major tenant.
2. Exact sign style and size has not been determined. A representation of the approximate size and area of the signs, based on signage approved for Worthington Industries and American Health Holdings is included in the packet. Those businesses are located in the two buildings adjacent to the east, and the signage consists of internally illuminated channel letters, approximately 100 square feet in area.
4. The Commission could recommend approval of signs with those basic specifications, and allow the details to be administratively approved; or ask the final sign designs to come back for approval.
5. City Council must give final approval of this application due to variances required for sign area greater than allowed in the Code.

Conclusions:

1. Signage similar to the existing at Worthington Industries and American Health Holdings is appropriate in this location.
2. Allowing two business signs will improve the viability of this property.

Mr. Coulter motioned:

THAT THE REQUEST BY PARADIGM PROPERTIES OF OHIO FOR APPROVAL TO AMEND THE DEVELOPMENT PLAN BY ADDING SIGNAGE AT 250 OLD WILSON BRIDGE RD. SUBJECT TO FINAL DESIGN APPROVAL BY STAFF AND USING INTERNALLY ILLUMINATED LETTERS. AS PER CASE NO. ADP 05-10, DRAWINGS NO. ADP 05-10, DATED OCTOBER 6, 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.

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

Mr. Coulter motioned to adjourn the meeting, and Mr. Hermann seconded the motion. Mrs. Bitar called the role. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Hermann, aye; Mr. Coulter, aye. Mr. Hunter said the meeting has adjourned. The meeting adjourned at 9:57 p.m.

