



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
January 24, 2019

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

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the January 10, 2019 meeting

Mr. Reis moved to approve the minutes and Mr. Hofmann seconded the motion. All members voted “Aye” and the minutes were approved.

4. Affirmation of witnesses

B. Architecture Review Board – Unfinished

1. Directional Signs – **6550 N. High St.** (City of Worthington) **AR 117-18**

Mr. Brown reviewed the following from the staff memo:

Findings of fact & Conclusions

The applicant has requested this item be reconsidered to allow for 48” high pole signs instead of the previously approved 36” high signs. The signs are now proposed further away from the sidewalk. An exhibit is included with recommended sign standards for pedestrians, showing signs at 5’ total height. The City’s consultant for the wayfinding program feels 4’ high signs would be acceptable at these locations, which are in close proximity to the sidewalks. The wall sign has been deleted from the application.

Background & Request:

The Louis J. R. Goorey Worthington Municipal Building was constructed in 1992. Although the building was designed with a front entrance, the north and south doors were always used more due to the proximity to the parking lot. In more recent years, the front entrance has been locked due to security concerns, and the rear doors have always been locked, with access only by employees with keys. The north entrance is closest to accessible parking, and typically the only door open for evening meetings. The City would like to install directional signs to help visitors find the main entrance.

Project Details:

1. Four freestanding directional signs are proposed.
2. Three of the freestanding signs would consist of 1' wide x 1' 4 1/2" high aluminum panels with an arched top, mounted on a 3" square aluminum post. The tops of the signs are proposed to be 4' above grade, thus requiring a variance for height. Vinyl graphics for the sign would include an Indigo (dark blue) background, white lettering pointing to the Municipal Building main entrance, and the back is proposed as a blue herringbone pattern. The signs were designed in conjunction with the City's wayfinding program. Placement of these 3 signs would be: in the landscaped area in front of the west (front) entrance; by the parking lot south of the southeast corner of the building; and centered on the rear of the building.
3. The other freestanding sign is proposed near the parking on the north side of the building. Sign style would be similar to the other three, but the sign would be larger (1' 3" wide x 1' 11" high), say "Welcome" in blue on a cream (Barite White) background, and have the herringbone pattern at the bottom as well as the back. Two posts would be used for this sign for total height of 4'. A height variance would also be needed.
4. The previously proposed building sign above the entrance has been removed from the application.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage is a standard of review per the Architectural District ordinance.

Worthington Codified Ordinances

"Directional sign" means a sign used to direct on-site traffic and identify services such as restrooms, hours of operation, etc., and of which no more than fifty-percent of the graphic area is non-directional information. The display area for such signs shall not exceed twenty-four inches in height or width, and the above grade height for freestanding directional signs shall not exceed thirty-six inches. The total area for all such signage shall be no more than 20 square feet per parcel. Directional signs are excluded in the computation of sign area.

Staff Analysis:

- Directional signage pointing to the main entrance would be helpful for visitors.
- The size and number of directional signs were appropriate.

Discussion:

Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY THE CITY OF WORTHINGTON TO INSTALL DIRECTIONAL SIGNS AT 6550 N. HIGH ST. AS PER CASE NO. AR 117-18, DRAWINGS NO. AR 117-18, DATED JANUARY 11, 2019, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

C. Architecture Review Board – New

1. Three Season Room – **20 W. North St.** (Jeremy Yohe) **AR 118-18**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions**Background & Request:**

This 1 ½ story Cape Cod style house is one of the newer homes in Old Worthington, being built in 1991. The owner received approval for a new front door and removal of the rear deck in 2015, and a new garage door in 2018. This request is to convert the rear screened porch into a three-season room.

Project Details:

1. The 12' x 14' screened porch was constructed with the house.
2. The owner is planning to add walls to the existing foundation, finished with tan double 4" Dutch lap vinyl siding to match the house. White double-hung Provia vinyl windows are proposed on all sides of the room, and a Provia sliding door would be on the west side.
3. A coach light is proposed next to the door, but the style has not been identified.

Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance**

There are recommendations in the Worthington Design Guidelines for use of traditional design and materials when renovating structures in the District. Additions should be subordinate and located as far to the rear as possible. Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendation:

Staff recommended approval of the application, as the proposed enclosure of the existing screened porch should be complimentary to the house. The scale of the proposed windows should be appropriate for the structure. Specifications of the light fixture are needed.

Discussion:

Jeremy Yohe, 20 W. North St., Worthington, Ohio said they plan to use the light fixture that already exists. Mr. Foust confirmed the room would be in the same location of the screen porch. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY JEREMY YOHE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW ENCLOSED THREE SEASON ROOM IN THE LOCATION OF THE EXISTING REAR PORCH AT 20 W. NORTH ST. AS PER CASE NO. AR 118-18, DRAWINGS NO. AR 118-18, DATED DECEMBER 26, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

2. Door Sign – 5577 N. High St. (True/Hans Schell) AR 01-19

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions**Background & Request:**

Hans Schell purchased this building in 2008 and installed the existing signage at that time. New faces were approved for the freestanding sign in 2014. A sign for Capital City Chiropractic has been on the inside of the entry door on the east face of the southern part of the building. This application addresses a change to the business name, and placement on the outside of the door.

Project Details:

1. The existing sign on the inside of the door consists of white vinyl lettering saying, “Capital City Chiropractic, Natural Health, Improvement Center, 436-3870.”
2. The proposed lettering would also be white vinyl, but on the outside of the glass door reading “Capital City, Regenerative Medicine & Chiropractic, 614-436-3870.”

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

Staff recommended approval of this application. The proposed sign met the recommendations in the Design Guidelines.

Discussion:

Jay Trueman, 693 High St., Worthington, Ohio came forward as the applicant. Mr. Foust felt the sign was appropriate for the location. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY TRUE FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A SIGN ON THE DOOR AT 5577 N. HIGH ST., AS PER CASE NO. AR 01-19, DRAWINGS NO. AR 01-19, DATED JANUARY 3, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

3. Wall Replacement – 956 High St. (Worthington Historical Society) AR 03-19

Mr. Brown said the applicant requested this application to be tabled. Mrs. Holcombe moved to table the application. Mr. Foust seconded the motion. All Board members voted, “Aye,” to table the application.

4. Front Porch Replacement – 41 W. South St. (J.S. Brown & Company/Yang) AR 04-19

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This two-story Vernacular style house was constructed in 1923 and remodeled in 1955. The house has a front-facing gable with a cross gable about 12’ back that extends about 12’ out on both sides of the house. The front door is on east side of the cross gable, with a concrete porch that fills in the area from there to the front of the house. The porch includes a wrought iron railing, and steps that are on the side heading down to the driveway. The applicant is requesting approval to replace the front porch and door.

Project Details:

1. The new concrete porch is proposed in the same location, with concrete block painted black for the base and a concrete slab on top. Two steps are proposed to extend to the front, and a concrete walkway is proposed to connect the steps to the public sidewalk. A black metal railing similar to the existing is proposed around the outside edges of the porch and along both sides of the steps.
2. The front door is proposed to be replaced and 2 options are shown. One of the doors has 6 lights on the top and sidelights; the other door has more of a prairie style look and would also have sidelights. The door and surround would be white, and the existing light fixtures are proposed to be reused.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

From about 1915 on, porches generally were simplified and more integrated into the design of the house. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings. Design and materials should be traditional, and compatible with the existing structure.

Historic doors or entrance elements should not be removed, covered over or otherwise receive major alterations, since they can be important character-defining features of a building. Deteriorated or damaged elements should be replaced with new ones that match the originals as closely as possible. Avoid treatments to “dress up” a door or entrance, giving it a character it never had. New ornamentation; stained or patterned window glass; treatments that simulate a multiple-paned appearance; and salvaged older doors of inappropriate design all can change the character of a building. Generally, ornate doors are not appropriate for simple house forms.

Recommendation:

Staff recommended approval of this application, as the proposed porch was appropriate for this house. Matching the design of the existing front door should be considered; otherwise the proposed door with 6 lights on top seems better suited for this house.

Discussion:

Courtney Bowe, 1522 Hess St., Columbus, Ohio came forward as the applicant. Board members agreed option number one would look best. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY J.S. BROWN & COMPANY ON BEHALF OF THE YANGS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT PORCH AT 41 W. SOUTH ST. AS PER CASE NO. AR 04-19, DRAWINGS NO. AR 04-19, DATED

JANUARY 11, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

5. Wall Sign – 2285 W. Dublin-Granville Rd. (Signarama Worthington/George’s Linworth Diner) AR 05-19

Mr. Brown reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Final approval was given for Linworth Crossing in 2015, and Sign Criteria were developed and approved in 2016 (see Land Use Plans below). Inclusion of a logo as part of a tenant wall sign requires approval from the ARB.

George’s Linworth Diner is locating in Suite 115, which is the large space next to Borgata, and would like to install a logo as part of its sign.

Project Details:

1. The proposed sign would have 24” high and 1 ½” deep PVC lettering spelling “DINER” in the bottom half of the sign panel. The letters are proposed to be Red (PMS #7621) with white vinyl accents and black edges.
2. A logo is proposed above the letters on a pennant shaped piece of green (PMS #561) metal with a 1 ½” backer panel to match the green face. White vinyl lettering would read “George’s Linworth”.
3. Total sign area would be about 45 square feet, although the logo is only 66” wide.

Land Use Plans:

Linworth Crossing Development Plan

Approved Sign Criteria per the Development Plan:

- This tenant space is permitted up to 67.2 square feet of sign area.
- Maximum character height is 24”.
- Black gooseneck LED lights will be above all signs.
- All signs will consist of 1 ½” thick non-illuminated dimensional letters and logos, centered in the sign band area. The font style can vary.
- The proposed color palette for the signs is red (PMS #7621); blue (PMS #541); green (PMS #561); and PMS Black C.
- Proposed logos must be approved by the ARB.

Recommendation:

Staff recommended approval of this application, as the sign (as revised on the drawings) met the criteria for this development.

Discussion:

David Mayer, 7282 Innisfree Ln., Dublin, Ohio said the restaurant served very good food and they make a wonderful breakfast. He said the original store in Clintonville is packed all of the time. Mr. Foust asked if the sign had any lighting and Mr. Brown explained gooseneck lighting would shine downward onto the signage. The sign will not be internally illuminated. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Motion application:

Mr. Schuster moved:

THAT THE REQUEST BY SIGNARAMA WORTHINGTON ON BEHALF OF GEORGE’S LINWORTH DINER FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A WALL SIGN AT 2285 W. DUBLIN-GRANVILLE RD. , SUITE 115, AS PER CASE NO. AR 05-09, DRAWINGS NO. AR 05-09, DATED JANUARY 11, 2019 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

- 6. Exterior Lighting – **54 W. Wilson Bridge Rd.** (Bank of America, N.A.) **AR 06-19**
(Amendment to AR 96-18)

&

D. Municipal Planning Commission

1. Amendment to Development Plan

- a. Exterior Lighting – **54 W. Wilson Bridge Rd.** (Bank of America, N.A.) **ADP 01-19**
(Amendment to ADP 08-18)

Findings of Fact & Conclusions

Background & Request:

At the January 10, 2019 meeting, the ARB and MPC approved the Bank of America plans to modify the building and site to house freestanding and drive-thru ATMs. Lighting was excluded from that approval to allow the applicant to make modifications, which are presented with this application.

Project Details:

1. The proposed lighting is now as follows:
 - Five new 15' high light poles are proposed on the site. Two poles are proposed just off the edge of the pavement on each side. At the front of the property, the existing 25' high pole would be removed, and a new 15' pole is proposed in the same general location. The proposed fixtures would be Mirada Medium, which appear to be similar to the Viper fixtures used in the Shops at Worthington Place parking lot. The fixtures would have 12,000 lumens, and 4000K color temperature, and the poles and fixtures are proposed to be black to match the existing at the Shops.
 - The two existing 25' poles to the north, closest to the drive-thru canopy, are proposed to have the fixtures replaced to match those on the new poles.
 - Four new canopy light fixtures are proposed, also being 4000K LED, and producing up to 15.9 footcandles of light. New light fixtures to match are also proposed above the walk-up ATM.
 - Light levels would spill over the existing and proposed property lines, which would require a variance. Although the average illumination on the entire property is shown as 3.0 footcandles, the areas near the two ATMs are much higher.

Land Use Plans:

Architectural District and Development Plan Ordinances

Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Avoid lighting fixtures mounted high above the ground. Avoid excessive brightness. Watch for excessive "spilling" of light onto adjacent properties and into nearby windows and storefronts, especially from parking lot lighting. Fixtures can include shades or screens to help with this.

Chapter 1181 - Wilson Bridge Corridor Districts

1181.05 Development Standards.

(d) Lighting. All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.

(1) The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.

(2) The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.

(3) For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.

(4) Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

Recommendations:

Staff recommended approval of these applications, as the proposed lighting was typical of what the Board usually approved for banks with drive-thru canopies. A small amount of light spilling over commercial property lines onto adjacent drive and parking areas was acceptable.

Discussion:

Mr. Brown ask for clarification regarding the pole bases. Paul Wolenski, 55 E. Case Dr., Hudson, Ohio 44236 said the pole bases would be flush with ground level. Bollards with gray sleeves would also be installed. Mr. Coulter asked what color the light poles would be and Mr. Wolenski replied the light poles would match the black at the mall. Mr. Schuster asked if the light spillover could be reduced. Mr. Wolenski spoke of the national standards, and angling the heads, but said it wasMr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

ARB Motion:

Mr. Reis moved:

THAT THE REQUEST BY BANK OF AMERICA, N.A. TO AMEND CERTIFICATE OF APPROPRIATENESS #96-18 BY ADDING LIGHTING FOR THE PROPOSED ATM FACILITY AT 54 W. WILSON BRIDGE RD., AS PER CASE NO. AR 06-19, DRAWINGS NO. AR 06-19, DATED JANUARY 11, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **THAT THE FIXTURES WILL MATCH THE EXISTING MALL FIXTURES;**
- **THAT THE LIGHT POLE BASES BE FLUSH WITH THE GROUND LEVEL;**
- **THAT THE BOLLARDS WILL MATCH THE COLOR OF THE POLES.**

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

Mr. Brown said the applicant will need a variance, and this will have to go on to City Council for final approval. The signage variance will be combined with the lighting variance to go to City Council.

Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Amendment to Development Plan Motion:

Mr. Reis moved:

THAT THE REQUEST BY BANK OF AMERICA, N.A. TO AMEND ADP 08-18 BY ADDING LIGHTING FOR THE PROPOSED ATM FACILITY AT 54 W. WILSON BRIDGE RD., AS PER CASE NO. ADP 01-19, DRAWINGS NO. ADP 01-19, DATED JANUARY 11, 2019, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

2. Conditional Use Permit

- a. Coffee Shop Expansion in C-5 Zoning District – **691-693 High St.** (Brufco LLC/Highline Coffee) **CU 01-19** (Amendment to CU 15-15 & CU 07-16)

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Highline Coffee Co. is a high-end coffee shop that opened in 2015, serving espresso-based drinks, drip coffee and tea, frozen coffee, smoothies and pre-packaged baked goods. The business is located in a 232 square foot space in the middle of the front half of the early twentieth century commercial building at the southwest Village Green. In addition to limited seating inside, the owner added two 24 ¾” square tables with 2 chairs each outside of the shop in 2016.

The business on the corner, Pure Cottage, was slated to close its doors on January 15th. The owner of Highline Coffee Co. is seeking approval to expand into the front part of that space, and a separate business would be in the rear.

Project Details:

1. The new area proposed for the coffee shop is 375 square feet, which would make the entire store 607 square feet. The space to the rear, which is designated as mercantile on the plan, is 913 square feet. Removal of a portion of the wall between the front spaces would allow customers to purchase drinks in the existing space and enjoy seating in the new space. Seating for 18 would be available consisting of a mix of tall stools, chairs, comfortable arm chairs, and a bench; and movable tables would be available.
2. The previously approved hours of operation for the business were Monday – Saturday, 7:00 am – 3:00 pm, but the owner was allowed to expand the hours as needed to meet demand. With the expansion, hours are anticipated to be Monday – Friday, 7:00 am – 7:00 pm; Saturday, either 7:00 am – 7:00 pm or 8:00 am – 8:00 pm; and Sunday would typically have shorter hours. The owner would again like to have some flexibility with setting hours in order to meet customer needs.
3. The business usually has 2-3 employees working at the shop, and the average customer count was 98 people a day in the busiest month (August). Peak hours are 8:00 am to 9:00 am; after lunch; and around 3:00 pm.
4. A small retail space would also be part of the coffee shop.
5. Application would need to be made to the ARB to move the exterior sign and paint the door. The lighting shown in the packet is proposed for the interior.

Land Use Plans:

Worthington Comprehensive Plan

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

Basic Standards and Review Elements: The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern – With peak hours typically being before other businesses are open, traffic and parking generated by the use should not be a problem.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – Monday – Sunday, between 7:00 am and 8:00 pm.
8. Shielding or screening considerations for neighbors – Not applicable.
9. Appearance and compatibility with the general neighborhood – Signage and any exterior building changes would have to be approved by the Architectural Review Board.

Recommendation:

Staff recommended approval of this application, as the expansion should allow for continued success of this business in Old Worthington. Negative effects have not been identified.

Discussion:

Christie Bruffy, 2994 Glenloch Cir., Dublin, Ohio, said she would remove the Pure Cottage sign. Mr. Hofmann asked if there were any plans for exterior seating within the next couple of months. Ms. Bruffy replied she would not want to lose interior seating in order to have outdoor seating because she was told she already had the maximum number of seats allowed. Mr. Hofmann asked if the other tenant wanted an exterior door to their business or if the tenant was okay with having their customers walk through the coffee shop to get to their shop. Ms. Bruffy said the tenant was fine with having their customers walk through the coffee shop, and would have limited hours – i.e.. 3 days a week and 4 hours at a time. There was no one left in the audience to speak for or against the application.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY BRUFCO LLC TO AMEND THE CONDITIONAL USE PERMITS FOR HIGHLINE COFFEE CO. AT 691 HIGH ST. BY EXPANDING THE STORE INTO 693 HIGH ST., AS PER CASE NO. CU 01-19, DRAWINGS NO. CU 01-19, DATED JANUARY 11, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

E. Other

Mr. Brown reminded the Board members about the upcoming Ground Hog Day Breakfast which will be held on Friday, February 1st, 2019. Mr. Brown explained those attending should arrive at 7:15 a.m.

F. Adjournment

Mrs. Holcombe moved to adjourn the meeting, seconded by Mr. Hofmann. All Board members voted, "Aye," and the meeting adjourned at 7:40 p.m.