

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

May 26, 2011

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; and Board members Amy Lloyd and Jo Rodgers. Also present were Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission; Scott Myers, Worthington City Council Representative for the Municipal Planning Commission, and Melissa Cohan, Paralegal. Commission member Mikel Coulter was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of May 12, 2011.

Mr. Sauer moved to approve the minutes and Mrs. Rodgers seconded the motion. All members voted “aye”. Mr. Hunter said they have been approved.

4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

1. Unfinished

- a. Fence – **50 W. Stafford Ave.** (Buckeye Deck, Fence & Patio/Alyssa Harris)
AR 35-11

Discussion:

The applicant has asked for this matter to remain tabled.

2. New

- a. Awnings, Signage and Door – **679-681 High St.** (3D/Group, Inc./CRV-XIV Worthington Limited) **AR 37-11**

Discussion:

In addition to the facts from the application, Mrs. Bitar reviewed the following:

1. The north door on the front of the building is missing muttons on the outside of the door and is in need of repair.
2. The center door that is being replaced is sized differently than the others.
3. A letter was submitted by the property owner to the south regarding the unsightly nature of the electrical services on the back of the building, and was distributed to the ARB members at their places.
4. A sample of the burgundy material for the awnings was passed to the Board members.

Mrs. Holcombe said she will be refraining from any discussion pertaining to this matter.

Mrs. Rodgers mentioned the stairs in the back of the business are broken and need to be repaired. A photograph of those stairs was shown.

Mr. Sauer asked where the projecting wall sign will go, and Mrs. Bitar said the sign will be above the windows.

Mr. Hunter asked if the applicant was present. Ms. Jessica Neal approached the microphone and stated that her address is 266 N. High St., Columbus, Ohio. Ms. Neal said the center door will be custom built to match the existing doors, but the opening size will not change.

Mr. Sauer said the back of the building is very noticeable to the public, and should be dressed up a bit. He asked Ms. Neal if the equipment on the wall could be camouflaged to match the brick work and the condensing units could be screened. Mrs. Rodgers agreed that the area could use some screening. Ms. Neal thought it might be possible to paint the items on the wall, but she would need to talk with the owner of the building about that and screening the condensing units.

Mr. Hunter said that safety is an issue when considering screening. He said he would also like to see the area cleaned up, but to be aware that privacy screening could be a hazard. Mr. Hermann suggested a metal see through mesh type of screening. Mrs. Lloyd said adding screening might make the area too busy.

Mr. Hermann asked Ms. Neal what material the signs would be made out of and she replied wood. Mr. Sauer asked Ms. Neal if Olive Grove is a real tenant, and Ms. Neal replied that Olive Grove is a real potential tenant, and the owner of the building has already approved of the burgundy color for the awnings.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Finding of fact:

1. A Conditional Use Permit was granted in February for HER to operate an office at this location. This application is a request for approval of some changes to the building.
2. Replacement of the existing green awnings, 2 on the front and one on the rear, is proposed. The new awnings will be the same size and shape as the existing, and make use of the existing hardware. The proposed color is maroon, and there will be white lettering identify "Real Living" with the HER logo, and "Olive Grove" (or another tenant using the same font size and color).
3. Two new projecting signs are proposed for the front of the building. The proposed 2' x 2' signs will be located on the front of the building, above the windows next to the main entrances for the two businesses. Also, a 1'6" x 2' directional wall sign is proposed near the rear entrance. The proposed signage material is wood.
4. At the rear of the building a new electric meter is proposed. All downspouts, conduits, meters, etc on the side of the building will be painted to match the brick.
5. The applicant is proposing replacement of the middle front door with a door to match the other two on the front of the building. In order to match exactly, the door will need to be custom built.

Conclusions:

1. The signage and awnings are appropriate for the building.
2. Replacement of the door with a custom made door to look like the others is appropriate.

Mr. Hermann moved:

THAT THE REQUEST BY 3D/GROUP, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE ALTERATIONS AT 679-681 HIGH ST. AS PER CASE NO. AR 37-11, DRAWINGS NO. AR 37-11, DATED MAY 16, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

1. Different name can be on the proposed "Olive Grove" awning if the same font size and color are used
2. Muttons must be on the outside and inside of all three doors
3. Rear concrete steps must be repaired
4. Shutters on front of building must be repaired
5. Conduit, electrical boxes, and downspout must be painted to match the brick

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

C. Municipal Planning Commission

1. Conditional Use Permit

- a. Drive-in Bank in C-2 Zoning District – **150 W. Wilson Bridge Rd.** (ON Architects LLC/Insight Bank) **CU 03-11**

Discussion:

Mrs. Bitar reviewed the facts of the application, and explained a local resident has purchased the site of the former Dalt's restaurant and the office building next to it, and would like to remodel and transform the site into the corporate office and a bank branch for Insight Bank. Mrs. Bitar said that a few of the parking spaces will be lost due to the addition of a drive-thru, but there is enough parking remaining to meet the Code requirement. The drive-thru requires a Conditional Use Permit, and the site changes, including variances, are part of the Amendment to Development Plan application.

Mr. Hunter asked if the applicant was present. Mr. Harvey Glick approached the microphone and stated his address is 6736 Lakeside Circle, Worthington, Ohio. Mr. Hermann said he liked the updates to the building. Mr. Hunter said it is a very unique property and he's happy to see the new business move in. Mr. Hermann said he did not have a problem with removing the overgrown conifer, but asked if there was any way Mr. Glick could save the crabapple trees. Mr. Glick said he would like to give the business more visibility, and install a flag pole.

Mrs. Holcombe said the site has needed to be cleaned up for a long time, and she is glad to see that Mr. Glick is doing something about that. A few of the trees are decayed, and she said that even trimming the trees would not help, so she did not have a problem with removing the decayed trees.

Mr. Sauer said he also did not have a problem with removing the overgrown conifer, and he likes the design of the new building, but removal of the two trees in the parking lot and tree lawn is bothersome. Mr. Myers said the proposed trees to be removed on the tree lawn are at the end of their useful life. Mr. Sauer felt there was ample view to see the new business between the crabapple trees, and he did not want to see a tree removed to install a flag pole.

Mr. Hermann asked if all of the trees in the tree lawn could be removed and replaced. Mr. Myers asked if Mr. Glick plans to plant all new trees in the tree lawn. Mr. Glick said yes, over time, but would not like to remove all of the trees in the tree lawn at once. He felt the change would appear too great.

Mrs. Holcombe said she is very happy to see new businesses come to this area, and feels there are several trees in bad shape at that location. She mentioned to Mr. Sauer that maybe the Commission members should compromise about the approach to the trees. Mrs. Holcombe said it was important to move forward with the project. She did not want to see this project on hold because of two decayed trees, and that it is important to focus on long term planning.

Mr. Hermann said when he was discussing the new plans for this location he received a question as to whether there would be sidewalks on the same side of the road as Insight Bank to encourage pedestrian traffic. Mr. Hunter thought that it might be difficult to construct a sidewalk in such a sloping area, but Mr. Hermann disagreed and felt that there was enough level ground to install a sidewalk.

Mr. Hermann asked Mr. Glick if he would be willing to replace any trees removed in the future with species to meet the Wilson Bridge Corridor Study design guidelines currently being worked on. Mr. Glick said yes.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward. Mr. Tom Carter approached the microphone and stated his address is 2178 Castle Crest, Worthington, Ohio. Mr. Carter said as the owner of Worthington Place he has been working with Mr. Glick on the sale of this property for quite some time. He believes Mr. Glick is taking great pride in this project as a business owner and resident. He appreciates Mr. Glick's concerns for visibility and feels it is very important to keep this project moving. Mr. Carter said he will be applying for a demolition permit soon to remove the former James Tavern restaurant building from the neighboring property.

Mr. Hermann asked if there are any plans for a dumpster to be located at this property. Mr. Glick said no, the bank must have secured trash removal due to confidential information, and the night cleaning staff will take care of removing the other trash. Mr. Hermann then asked Mr. Glick to discuss the plan for lighting. Mr. Glick said that the Insight logo will be lit up, as well as the drive-thru area, but the drive-thru will have recessed lighting and there will not be a problem with light spilling over to other areas.

Mr. Hunter mentioned that Mr. Glick was responsible for converting the former Bill Knapps Restaurant into Prospect Bank. Mr. Hunter extended a warm welcome from the community and City leaders to Mr. Glick. There were no other speakers.

Findings of fact:

1. Previously the building on this site housed a restaurant and multiple office users. A single entity, Insight Bank, is now proposing to use the entire property for its corporate office and a bank branch. Due to the addition of a drive-thru for the branch, a Conditional Use Permit is required.
2. The proposed drive-thru will be located on the northwest side of the building. A canopy designed to match the rest of the building is proposed to cover the banking lanes. Two lanes are proposed for use, with a third outside lane for pass-thru traffic which could be converted for another use in the future if needed. Lighting for security is proposed under the canopy.
3. Traffic will flow from the mall access road into the drive-thru. Easements have been obtained for use of the access road. There is roughly 100' from the drive-thru location to the access road. For those entering the building there is separate access from the mall property to the parking lot in front of the building. Directional signage is proposed for both entrances.

4. Some parking spaces will be removed to accommodate the drive-thru, but there will continue to be enough parking spaces to meet the Code requirement.
5. An existing access between this property and the former James Tavern property will be closed to accommodate the drive-thru, and ornamental grass will be planted in that location. Existing landscaping on the rest of the site will be enhanced with the addition of a Honeylocust tree near the exit for the drive-thru, and other plant material near the building and perimeter of the site.
6. The drive-thru will be open from 8:00 am to 6:00 pm weekdays and 8:00 am to noon on weekends. The ATM and night drop in the lane nearest the building is open 24 hours.

Conclusions:

1. The effect on traffic with the proposed drive-in bank at this location will be negligible. There is easy access to the drive-thru and ample space for stacking cars in the lanes.
2. There will not be a noticeable impact on public, sewerage and drainage facilities and utilities. No safety and health considerations or the potential for noise, odors and other noxious elements have been identified.
3. Hours of use for the drive-thru are typical and not impactful.
4. The location and architectural design of the drive-thru and canopy are compatible with the existing site and the neighborhood. The combination of existing and proposed plant material appropriately provides some screening for neighboring property owners.

Mr. Hermann moved:

THAT THE REQUEST BY ON ARCHITECTS LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A DRIVE-IN BANK AT 150 W. WILSON BRIDGE RD. AS PER CASE NO. CU 03-11, DRAWINGS NO. CU 03-11, DATED MAY 10, 2011, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

2. Amendment to Development Plan

- a. Redevelopment for Corporate Office and Bank Branch – **150 W. Wilson Bridge Rd.**
(ON Architects LLC/Insight Bank) **ADP 02-11**

Discussion:

The Amendment to Development Plan was discussed concurrently with the Conditional Use Permit. The Commission members reiterated the preference for the sign with the lighted band and the wood fence to be a natural color. Variances were acknowledged as listed in the staff memo.

Mr. Hunter asked if there was anyone that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The two-story office building will house the bank branch and offices on the first floor, and offices on the second. The former one-story restaurant will house office space. In addition to the proposed drive-thru canopy, changes to the building include:
 - Conversion of the restaurant space to office space – awning removed; windows replaced; colonnade with blue entablature (band style); address at the corner; white trim and windows (8 over 12 to match existing in office building)
 - Removal of the front entry feature and replacement with colonnade and signature column on front

The cedar shakes on the mansard roof will remain.

2. A split-rail fence along the loading dock at the rear of the building will be replaced with a wooden fence in a natural color.
3. Flowers, shrubs and ornamental grasses will be added at the front of the property near the road. Also, a flag pole is proposed in the tree lawn across from the main entrance to the building. Two trees will be removed to allow for better visibility at the main entrance. The other existing trees will remain. Additional flowers, shrubs and ornamental grass, and a new Honey Locust tree, are proposed near the building and drive-thru. The parking lot landscaping requirement appears to be met.
4. Wall signs in the form of internally illuminated channel letters spelling “Insight Bank” are proposed for the front, back and southeast sides of the building. The front sign will consist of 36” (±48” including the lower case g below the other letters) white letters mounted on the blue entablature of the colonnade (sign width is 22’11”). The southeastern sign will consist of 25” (±37” including the lower case g below the other letters) blue letters mounted on the top of the blue entablature (sign width is 15’10”). On the back of the building a ±36” x 6’ sign is proposed consisting of 17” white channel letters stacked and a logo with a blue column.
5. A monument sign is proposed at the front of the site, near the mall entrance. The proposed double-sided sign is 11’3” high and 6’4” wide (71 square feet per side), with a blue background and white lettering and logo. It is internally illuminated with an opaque

background, and will include a white illuminated band around the outside edge. The sign is curved on top with the sides extending to the ground.

6. Freestanding directional signage will be located at the two site entrances, and the exit of the drive-thru. The signs will be double-sided (3'6" x 2'4" – 8 sf per side) and in the same style as the main freestanding sign. Wall-mounted directional signage will be on the front and back of the drive-thru canopy.
7. Variances will be required for:
 - Side yard setback for drive-thru canopy – 15' (at overhang) vs. 40' required
 - Front yard setback for flag pole – 23' vs. 50' required
 - Signage
 - Number of wall signs
 - Total sign area
 - Area of freestanding sign
 - Directional signage size and total area

Conclusions:

1. The proposed redevelopment of the site is in character with the surrounding area.
2. The variances requested should be granted as part of the approval.

Mr. Hermann moved:

THAT THE REQUEST BY ON ARCHITECTS LLC FOR TO AMEND THE DEVELOPMENT PLAN FOR 150 W. WILSON BRIDGE RD. AS PER CASE NO. ADP 02-11, DRAWINGS NO. ADP 02-11, DATED MAY 10, 2011, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

1. Sign with lighted band
2. Natural wood fence
3. Work with Wilson Bridge Road Corridor Study on recommendations for street trees

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

There was no other business to discuss.

Mrs. Holcombe moved to adjourn the meeting at 9:10 p.m., and Mr. Hermann seconded the motion. All members said aye.

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A. Call to Order – 7:30 p.m.

1. Roll Call
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3. Approval of minutes of the meeting of May 12, 2011.

Mr. Sauer moved to approve the minutes and Mrs. Rodgers seconded the motion. All members voted “aye”. Mr. Hunter said they have been approved.

4. Affirmation/swearing in of witnesses.

B. Architectural Review Board

1. Unfinished

- a. Fence – **50 W. Stafford Ave.** (Buckeye Deck, Fence & Patio/Alyssa Harris)
AR 35-11

Discussion:

The applicant has asked for this matter to remain tabled.

2. New

- a. Awnings, Signage and Door – **679-681 High St.** (3D/Group, Inc./CRV-XIV Worthington Limited) **AR 37-11**

Discussion:

In addition to the facts from the application, Mrs. Bitar reviewed the following:

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2. The center door that is being replaced is sized differently than the others.
3. A letter was submitted by the property owner to the south regarding the unsightly nature of the electrical services on the back of the building, and was distributed to the ARB members at their places.
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Mrs. Rodgers mentioned the stairs in the back of the business are broken and need to be repaired. A photograph of those stairs was shown.

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Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Finding of fact:

1. A Conditional Use Permit was granted in February for HER to operate an office at this location. This application is a request for approval of some changes to the building.
2. Replacement of the existing green awnings, 2 on the front and one on the rear, is proposed. The new awnings will be the same size and shape as the existing, and make use of the existing hardware. The proposed color is maroon, and there will be white lettering identify "Real Living" with the HER logo, and "Olive Grove" (or another tenant using the same font size and color).
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Conclusions:

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2. Muttons must be on the outside and inside of all three doors
3. Rear concrete steps must be repaired
4. Shutters on front of building must be repaired
5. Conduit, electrical boxes, and downspout must be painted to match the brick

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

C. Municipal Planning Commission

1. Conditional Use Permit

- a. Drive-in Bank in C-2 Zoning District – **150 W. Wilson Bridge Rd.** (ON Architects LLC/Insight Bank) **CU 03-11**

Discussion:

Mrs. Bitar reviewed the facts of the application, and explained a local resident has purchased the site of the former Dalt's restaurant and the office building next to it, and would like to remodel and transform the site into the corporate office and a bank branch for Insight Bank. Mrs. Bitar said that a few of the parking spaces will be lost due to the addition of a drive-thru, but there is enough parking remaining to meet the Code requirement. The drive-thru requires a Conditional Use Permit, and the site changes, including variances, are part of the Amendment to Development Plan application.

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3. Hours of use for the drive-thru are typical and not impactful.
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Mr. Hermann moved:

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

2. Amendment to Development Plan

- a. Redevelopment for Corporate Office and Bank Branch – **150 W. Wilson Bridge Rd.**
(ON Architects LLC/Insight Bank) **ADP 02-11**

Discussion:

The Amendment to Development Plan was discussed concurrently with the Conditional Use Permit. The Commission members reiterated the preference for the sign with the lighted band and the wood fence to be a natural color. Variances were acknowledged as listed in the staff memo.

Mr. Hunter asked if there was anyone that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The two-story office building will house the bank branch and offices on the first floor, and offices on the second. The former one-story restaurant will house office space. In addition to the proposed drive-thru canopy, changes to the building include:
 - Conversion of the restaurant space to office space – awning removed; windows replaced; colonnade with blue entablature (band style); address at the corner; white trim and windows (8 over 12 to match existing in office building)
 - Removal of the front entry feature and replacement with colonnade and signature column on front

The cedar shakes on the mansard roof will remain.

2. A split-rail fence along the loading dock at the rear of the building will be replaced with a wooden fence in a natural color.
3. Flowers, shrubs and ornamental grasses will be added at the front of the property near the road. Also, a flag pole is proposed in the tree lawn across from the main entrance to the building. Two trees will be removed to allow for better visibility at the main entrance. The other existing trees will remain. Additional flowers, shrubs and ornamental grass, and a new Honey Locust tree, are proposed near the building and drive-thru. The parking lot landscaping requirement appears to be met.
4. Wall signs in the form of internally illuminated channel letters spelling “Insight Bank” are proposed for the front, back and southeast sides of the building. The front sign will consist of 36” (±48” including the lower case g below the other letters) white letters mounted on the blue entablature of the colonnade (sign width is 22’11”). The southeastern sign will consist of 25” (±37” including the lower case g below the other letters) blue letters mounted on the top of the blue entablature (sign width is 15’10”). On the back of the building a ±36” x 6’ sign is proposed consisting of 17” white channel letters stacked and a logo with a blue column.
5. A monument sign is proposed at the front of the site, near the mall entrance. The proposed double-sided sign is 11’3” high and 6’4” wide (71 square feet per side), with a blue background and white lettering and logo. It is internally illuminated with an opaque

background, and will include a white illuminated band around the outside edge. The sign is curved on top with the sides extending to the ground.

6. Freestanding directional signage will be located at the two site entrances, and the exit of the drive-thru. The signs will be double-sided (3'6" x 2'4" – 8 sf per side) and in the same style as the main freestanding sign. Wall-mounted directional signage will be on the front and back of the drive-thru canopy.
7. Variances will be required for:
 - Side yard setback for drive-thru canopy – 15' (at overhang) vs. 40' required
 - Front yard setback for flag pole – 23' vs. 50' required
 - Signage
 - Number of wall signs
 - Total sign area
 - Area of freestanding sign
 - Directional signage size and total area

Conclusions:

1. The proposed redevelopment of the site is in character with the surrounding area.
2. The variances requested should be granted as part of the approval.

Mr. Hermann moved:

THAT THE REQUEST BY ON ARCHITECTS LLC FOR TO AMEND THE DEVELOPMENT PLAN FOR 150 W. WILSON BRIDGE RD. AS PER CASE NO. ADP 02-11, DRAWINGS NO. ADP 02-11, DATED MAY 10, 2011, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

1. Sign with lighted band
2. Natural wood fence
3. Work with Wilson Bridge Road Corridor Study on recommendations for street trees

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

There was no other business to discuss.

Mrs. Holcombe moved to adjourn the meeting at 9:10 p.m., and Mr. Hermann seconded the motion. All members said aye.