

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

January 24, 2013

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair; Kathy Holcombe, Secretary; Mikel Coulter; Amy Lloyd and Jo Rodgers. 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. James Sauer, Vice Chair and Chris Hermann were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of January 10, 2013

Mr. Coulter moved to approve the minutes, and Mrs. Lloyd seconded the motion. All members said “aye”.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Siding & Signage – **559 High St.** (Akbar Hadjarpour) **AR 05-13**

Discussion:

Mrs. Bitar reviewed the facts from the application and said clarification was needed as to what color the trim will be painted and it appears that there is a new sliding glass door on the back of the building. The front and back doors have also been replaced. There may be changes to the house in the future. Mr. Hunter asked if the applicant was present.

Mr. Akbar Hadjarpour approached the microphone and stated his address is 559 High St., Worthington, Ohio. Mr. Hunter asked Mr. Hadjarpour to clarify his plans for the building.

Mr. Hadjarpour brought samples of the siding to share with the Board members. Mr. Hadjarpour said the building will be painted beige. He said the building is in very bad shape and he needs to install siding to cover up the holes because mice and raccoons are getting into the building. Mr.

Hadjarpour said the base of the sign will be dark brown and the same color will be used to paint the trim on the side of the building. The window panes and doors will be white. The brackets will also be painted brown.

Mr. Coulter said he is happy to see this building being cared for; it has needed some updating for quite some time. Mrs. Holcombe said she noticed a blue tarp and asked if it was going to be removed. Mrs. Bitar said Mr. Hadjarpour has a permit to have repair work done. Mr. Coulter asked if siding was going to be added all the way to the back. Mr. Hadjarpour's daughter approached the microphone to help clarify that they will be changing the two sides and the back because the building is really old and has a lot of damage. She said the lap siding on the roof structure will match what is below the band.

Mr. Hunter said he noticed the sign did not have an address listed on it and asked Mr. Hadjarpour if he would add the address to the base of the sign. Mr. Hadjarpour said he would add the address to both sides of the sign base. Mrs. Holcombe asked Mr. Hadjarpour if he would be adding new landscaping to the building and he said yes.

Mr. Myers asked Mr. Hadjarpour if he was willing to paint the down spouts and the conduit beige to match the building and Mr. Hadjarpour said yes.

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

Findings of fact:

1. The new property owners plan to move their business, Haddad Oriental Rugs, into the former Moody's building, and live in the house at the back of the property.
2. Beige cementitious lap siding is proposed to replace the existing deteriorated vertical siding on the commercial building. Brown is proposed for the building, window and door trim; the doors and windows will be white. The lap siding will also cover the existing asphalt shingles on the sides of the mansard roof. Downspouts and other appurtenances will be painted to match siding.
3. Replacement of the sign faces in the existing freestanding sign structure is proposed. The new sign faces will have opaque burgundy backgrounds, and beige and white lettering advertising "Haddad ORIENTAL RUGS". There is also small lettering, "SINCE 1974", proposed at the bottom of the sign. The proposed sign is internally illuminated. The address will be on both sides of the sign base, which will be painted brown.

Conclusion:

1. The proposed changes will be an improvement.

Mr. Coulter moved:

THAT THE REQUEST BY AKBAR HADJARPOUR FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE SIDING AND INSTALL NEW SIGN FACES AT 559 HIGH ST. AS PER CASE NO. AR 05-13, DRAWINGS NO. AR 05-13, DATED JANUARY 9, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

- **ADDRESS NUMBERS WILL BE PUT ON THE BASE OF THE SIGN ON BOTH SIDES**
- **DOWNSPOUTS TO BE PAINTED TO MATCH THE SIDING**
- **ELECTRICAL METERS AND PIPES WILL BE PAINTED TO MATCH THE SIDING**
- **BRACKETS AND BAND AROUND THE BUILDING WILL BE PAINTED BROWN**
- **SIDING WILL BE BEIGE IN COLOR**
- **SIGN BASE WILL BE BROWN**
- **WINDOW TRIM AND DOOR TRIM WILL BE BROWN**
- **DOOR AND WINDOW DIVIDORS WILL BE WHITE**
- **ALL SHINGLES WILL BE LAP SIDING**

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

C. Municipal Planning Commission

1. Conditional Use Permit – New

- a. Office in C-5 Zoning District – **679-G High St.** (CRV-XIV Worthington Limited)
CU 02-13

Discussion:

Mrs. Bitar reviewed the facts from the application. The applicant would like to use the second floor of this building as office space.

Mr. Hunter asked if the applicant was present. Mr. Scott Beaver approached the microphone and stated his address is 679 High St., Worthington, Ohio. Mr. Beaver said he has been getting some telephone calls from people asking if they could lease 300 to 400 square feet of office space. Mr. Hunter asked Mr. Beaver how big the second floor space is and he said it is approximately 1476 sq. ft. Mr. Beaver said he would like to market it as office space. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. This is a request to allow office space in the second floor in the middle of this building. This space has been used for offices in the past.
2. Typically, office space is preferred in the second floor of buildings in Downtown Worthington.

Conclusions:

1. Office on the second floor will have a minimal effect on public facilities, sewerage and drainage and utilities.
2. No noise, odors and other noxious elements have been associated with this operation.
3. Offices on the second floor are compatible with the neighborhood.

Mr. Coulter moved:

THAT THE REQUEST BY CRV-XIV WORTHINGTON LIMITED FOR A CONDITIONAL USE PERMIT TO OPERATE AN OFFICE IN THE C-5 ZONING DISTRICT AT 679-G HIGH ST. AS PER CASE NO. CU 02-13, DRAWINGS NO. CU 02-13, DATED JANUARY 11, 2013, 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 roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter. Mr. Hunter said it has been approved.

D. Other

1. Ordinance – To Amend Chapters 1174, 1178, 1141 and 1147 to provide for Planned Unit Development Zoning in all areas of the City.

Mrs. Bitar said this new section of the Planning and Zoning Code will allow for a mix of uses, and this has been discussed through several meetings with the Code Review Committee and a joint meeting with Worthington City Council. She said she is looking for a recommendation to City Council and suggested there still may be some changes made to the Code language. Mrs. Rodgers said she had a question about the language on page ten of twelve and wondered why there was not going to be an expiration date for Final Plan approval. Mrs. Bitar said there will be an expiration date as part of the Preliminary Plan, and if the dates are not reached then an extension could be requested; a new application could be submitted; or the City could take action to rezone the property to something else.

Mr. Hunter asked each member of the Commission and Board if they had any other questions or concerns and each member said no. Mr. Hunter then asked if anyone in the audience would like to speak either for or against this matter and two speakers came forward.

The first speaker was Mr. Michael Bates. Mr. Bates approached the microphone and stated he lives at 6560 Evening St., Worthington, Ohio. He said as a member of the community he does not have an issue with Planned Unit Development, but he believes this process is moving a little too quickly. Mr. Bates said there are some good things and bad things with this type of development. He used the Northland Mall area as an example and said the developer did a good job of bringing in Menards and the Ohio Department of Job and Family services, but has left the front portion of the location vacant for years waiting on additional activity and he doesn't want that to happen to this community. Mr. Bates said his only request was to slow down the process for a week or two for public comments before recommending this to City Council.

Mrs. Bitar said there would be three and one-half weeks before the public hearing at City Council, so that would allow time for public input on the Code change. As for actual PUDs, a developer could be required to construct areas of a PUD in a particular order, giving control over what develops first.

Mr. Bates asked if there was a catalyst making it necessary to move this forward tonight and Mr. Hunter said no, but they have several areas under consideration for development such as the United Methodist Children's Home (UMCH) and the Harding property owned by OSU.

Mr. Myers asked Mr. Bates if he had an amended copy of the Ordinance and he said yes. Mr. Myers said he would like to see Mr. Bates attend the City Council meeting. Mr. Bates said that he regularly attends the meetings and is part of a core group of residents that are very involved in the community. Mr. Myers said they just want to make sure the City has all the tools possible. He said he is willing to talk with Mr. Bates on the telephone to address his concerns and appreciates his organization being active and engaged with this matter.

Mr. Bates said he wanted to be on the record as saying that Matt Greeson, Lynda Bitar and City staff have been great with open communication about this matter. Mr. Bates said he received his first copy last Friday and the amended version this evening. He would like the opportunity to review the changes. Mr. Bates mentioned this process has worked in Hilliard, but Worthington is landlocked, and the PUD in Hilliard was in the middle of a corn field. Mr. Myers stated the City of Worthington now has input from the leading expert of Hilliard Development Law, Pam Fox, Worthington's new Law Director. Mr. Bates said he is aware of that and appreciated the time she spent with him to discuss this matter, and is very glad the City hired her. Mr. Hunter said officially there is nothing on the table yet for the property across the street, meaning United Methodist Children's Home. He said this Board is trying to be as proactive as they can. He wants to get this process underway and clarify the communication to the residents that they are trying to do the right thing. Mrs. Bitar asked Mr. Bates to contact her with any concerns.

The next speaker was Mr. Tom Hamer. Mr. Hamer approached the microphone and stated he lives at 160 Longfellow St., Worthington, Ohio. Mr. Hamer said he came to the meeting tonight with Mr. Bates as a member of their W.A.R.D. organization. He said he only had one thing to comment on in addition to what was already discussed by Mr. Bates. Mr. Hamer read some excerpts of PUD definitions from the University of Wisconsin. He said the PUD is generally accepted if the public has had input to design the Ordinance and possible issues are addressed. When a PUD is proposed the public will need to be brought in early in the project so they can

clearly understand the project and have concerns addressed prior to the public hearing. Misunderstandings could result in costly delays and even rejection of the project. He said their W.A.R.D. organization will want to have some input on this matter.

Mr. Coulter said he wanted to add that on an important piece of property such as UMCH, there will be multiple public hearings before a PUD proposal is approved. He said the public hearing will be highly publicized in order to get as much public input as possible.

Mr. Coulter also mentioned he was thankful that Mr. Fred Yaeger was distributing the Planning Commissions agendas to his broader email list of interested parties.

Mrs. Bitar explained if a recommendation goes forward to Council this evening, the Ordinance would be introduced at the first City Council meeting in February, and then the public hearing would be at the third meeting in February. She said they will take comments between now and then. If major changes are needed, then the Ordinance can be sent back to the Planning Commission for further review and recommendation.

There were no other speakers.

Mr. Hunter said he was ready to move forward, and looked forward to public inquiries and comments. Mr. Hunter said he does feel this is an appropriate piece of legislation. Mrs. Holcombe feels the change is appropriate as well, and there will be plenty of time for public discussion.

Mr. Coulter moved:

To Amend Chapters 1174, 1178, 1141 and 1147 of the Codified Ordinances of the City of Worthington to provide for Planned Unit Development Zoning in All Areas of the City. Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye.

Mrs. Holcombe moved to adjourn the meeting. Mr. Coulter seconded the motion. The meeting adjourned at 8:32 p.m.