

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

July 25, 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; James Sauer, Vice Chair; Kathy Holcombe, Secretary; Mikel Coulter; Amy Lloyd; Jo Rodgers and Thomas Reis. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of July 11, 2013

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

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Shed – **223 E. Granville Rd.** (Colleen McCotter) **AR 53-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Bryan Yoss, of 223 E. Granville Rd., Worthington, Ohio, approached the microphone and stated he and Ms. McCotter are replacing an old shed that is starting to fall apart. Mr. Hunter asked if Mr. Yoss had any comments regarding the siding question. Mr. Yoss said he feels the shed will look good because the shed will match the house. He also said the shed will sit far back from Dublin-Granville Road, will be difficult to see from Pingree Drive and will blend well with the back of the property. Mr. Sauer asked Mr. Yoss if he was going to paint the shed the same color of the house and Mr. Yoss said yes. Mr. Sauer said the house appears to be light gray and the existing shed is dark green and disappears into the trees. Mr. Sauer said he would like to see the shed stay the same color. There were no other comments

from Board members. 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 applicant is proposing to remove an 8' x 10' shed currently located in the rear yard, and replace it with a new shed.
2. The proposed shed would be 10' x 12' and located in approximately the same location, 7' from the west property line. The shed is proposed with 7' high walls, a gambrel roof with black shingles, and light gray siding that is a vertically oriented composite product called "Smart Siding".

Conclusion:

1. The shed is appropriate.

Mr. Sauer moved:

THAT THE REQUEST BY COLLEEN MCCOTTER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE A SHED AT 232 E. GRANVILLE RD. AS PER CASE NO. AR 53-13, DRAWINGS NO. AR 53-13, DATED JULY 9, 2013, 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye; and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

- b. Sign – **5485 N. High St.** (Sign-A-Rama Worthington/Ohio House Rabbit Adoption Center)
AR 54-13

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. David Mayer approached the microphone and stated his address is 7282 Innisfree Lane, Dublin, Ohio. Mr. Mayer said this matter is just a simple sign replacement. He said he is aware that only the sign's letters and logo can be illuminated. Mrs. Bitar said she was not sure what the colors were because there were two different colors shown in the packet. Mr. Mayer said the orange presented in the drawing was just a shade off of the actual color, but the blue shade is absolutely correct. The shade of orange for the sign will be a little lighter than what was presented. Mr. Coulter said he noticed a fourth color on the rabbit. Mr. Mayer said he will make sure the rabbit is white. Mr. Hunter asked Mrs. Bitar if a variance was required and Mrs. Bitar said no. Board members had no other questions. 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. Replacement sign faces are proposed for the freestanding sign on this property. The existing sign box is 97" wide x 42" high, and sits on a base with the address.
2. The sign face background is proposed to be blue and would be opaque. The existing cabinet is blue. White lettering is proposed for the sign, which would have an orange accent strip at the bottom and an orange, white and blue logo.
3. There would be two sizes of text plus a logo on the sign faces, which conforms to Code requirements.

Conclusions:

1. The proposed sign faces are appropriate.
2. The existing sign box may need to be painted.

Mrs. Rodgers moved:

THAT THE REQUEST BY SIGN-A-RAMA WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SIGN FACES AT 5485 N. HIGH ST. AS PER CASE NO. AR 54-13, DRAWINGS NO. AR 54-13, DATED JULY 11, 2013, AMENDED THAT THE RABBIT ON THE SIGN WILL BE WHITE INSIDE, 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye; and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

- c. Storefront – **7227 N. High St., Space 105** (Worthington Square Ventures LLC/GNC)
AR 55-13

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Tom Carter approached the microphone and stated his address is 7227 N. High St., Worthington, Ohio. Mr. Carter said he is the Landlord. He said he discussed this matter with his tenant and required the storefront match that of the neighboring tenant. Mr. Carter said they made the storefront look as good as possible. Mr. Hunter said he was glad that Mr. Carter was available at the meeting since the applicant was not present. Mr. Carter said he thought the tenant was going to be present at the meeting, but he was happy to represent them. Mrs. Rodgers asked Mr. Carter to clarify what the windows would look like. Mrs. Bitar said black film is proposed to adhere to the back of the window.

Mr. Carter said he prefers the lighter finish to match Kenneth's. Mrs. Rodgers said the black film seemed quite stark, and the lighter finish would be more attractive. Board members had no other questions. 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 addition of a door and window is proposed for the westernmost storefront for Kenneth's. Half of the storefront has a window for Kenneth's; the new part would be a service entrance for GNC. The main store entrance and any signage for GNC would be inside the northeast entrance to The Shops at Worthington Place.
2. The existing Kenneth's awning is proposed to stay across the entire storefront. The new window and door would be dark bronze anodized aluminum to match the existing. The glass is proposed to have film colored to match the decoration color on Kenneth's to block the interior view.

Conclusion:

1. The proposed storefront treatment is appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY WORTHINGTON SQUARE VENTURES LLC FOR A CERTIFICATE OF APPROPRIATENESS TO ALTER A STOREFRONT AT 7227 N. HIGH ST., SPACE 105 AS PER CASE NO. AR 55-13, DRAWINGS NO. AR 55-13, DATED JULY 11, 2013, AMENDED THAT A GRAY FILM BE APPLIED ONTO THE NEW GLASS ON THE RIGHT HAND SIDE OF THE STOREFRONT TO MATCH THE ADJACENT COLOR OF "WAVE" FILM, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

d. Addition & Garage – **616 Hartford St.** (Erik & Sherri Norman) **AR 56-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Erik Norman approached the microphone and stated his address is 616 Hartford St., Worthington, Ohio. Mr. Norman said he is a general contractor and he has accumulated a lot of stuff over the years and needs the extra storage room. Mr. Norman also said he tried to make the garage as small as he could because he did not want to lose part of his yard. Board members had

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

Findings of fact:

1. Additions are proposed for the first and second floors at the rear of this house. The proposed second floor addition would extend the gable roof above an existing rear addition. The new space would allow expansion of a bedroom and creation of an additional bathroom and closet space.

On the first floor, a 400 square foot one-story addition is proposed and would include a basement below. This area would accommodate a larger dining room, a family room, storage space and a full bath.

Tongue and groove pine lap siding and a metal roof to match the existing house are proposed. Some windows would be reused and new windows will match the existing house windows.

2. Demolition of the existing one-car garage located on the south property line near the house is proposed. A structural assessment stating the garage is substandard, and recommending building new rather than trying to repair the existing is included with the application. As is required by Code, a statement from the Building Inspector on the structural condition of the building and the conformity of the building to applicable building codes is attached to the end of this memo. The existing asphalt drive would be replaced with grass pavers.

A new two-car garage is proposed at the back of the property in the northeast corner. An existing shed in that location would be removed. The 24' x 24' structure is proposed with a gable running north/south, and dormers on both sides of the roof. The same tongue and groove pine lap siding as exists on the house is proposed for the garage, and asphalt shingles are proposed for the roof. Vehicular access would be from the alley behind the property.

With a second floor to the garage, a variance for total accessory structure area exceeding 850 square feet would be required.

Conclusions:

1. The proposed additions are appropriate, being subordinate and to the rear of the existing house, and complimentary in design and materials.
2. The proposed garage demolition and construction of a garage complimentary to the house are appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY ERIK & SHERRI NORMAN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND NEW GARAGE AT 616

HARTFORD ST. AS PER CASE NO. AR 56-13, DRAWINGS NO. AR 56-13, DATED JULY 12, 2013, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

- e. **Condensing Unit – 2075 W. Dublin-Granville Rd.** (Prater Engineering Associates/Linworth Alternative High School) **AR 57-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Eric Booher approached the microphone and stated he is with Prater Engineering Associates located at 6130 Wilcox Rd., Dublin, Ohio 43016.

Mr. Booher said some of the greenery was temporarily cut back so the workers could install the unit, but the greenery will grow back and help to screen the area. Board members had no questions. 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 for approval to install a condensing unit on the east side of Linworth Alternative High School to serve a new computer room.
2. The proposed unit is 37” high x 16” wide x 32” long.
3. There are existing shrubs that would screen the unit from Dublin-Granville Rd.

Conclusion:

1. Placement of the proposed unit is appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY PRATER ENGINEERING ASSOCIATES FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A CONDENSING UNIT AT 2075 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 57-13, DRAWINGS NO. AR 57-13, DATED JULY 12, 2013, 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 roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

f. Retaining Wall – **640 High St.** (Dewey’s Pizza) **AR 58-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Scott Rogers approached the microphone and stated his address is 1140 Saint Gregory St., Cincinnati, Ohio 45202. Mr. Rogers said the next door neighbor is a lodge, and with the previous administration of the lodge they had a hand shake agreement to take out the little retaining wall between the two properties. The lodge has a new administration in place and communication has become more formal. Mr. Scott said Dewey’s and the new lodge administrators are getting along fine, but there is a disagreement as to who owns the retaining wall, so Dewey’s has decided not to remove the wall. Mr. Scott said Dewey’s would like to use concrete blocks to cover up the remnants of the retaining wall and continue the concrete block along the side to help support the hill. Mr. Scott brought in a sample of the concrete material because he said the material is darker than standard concrete block. The owner plans to landscape with a vine or other plant material.

Mr. Coulter asked Mr. Scott what will be used as a cap. Mr. Scott said there is a thin cap piece within the system. Mr. Hunter said he would be concerned with the freeze thaw cycle if the block was filled up with dirt because of potential moisture problems. Board members had no other questions. 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. A 2’ high retaining wall is proposed to extend between the back of the new restaurant and the dumpster enclosure. The wall would allow for minimal disruption to the back of the lodge property.
2. An Allan Block modular wall and cap is proposed. The product would not require a foundation and has a porous surface to allow plant material to attach. A vine is proposed.

The proposed block color is Marbled Buff, which would be a neutral color.

Conclusion:

1. The proposed retaining wall is not in a very visible location, and is an appropriate solution to accommodate the grade difference.

Mrs. Lloyd moved:

THAT THE REQUEST BY DEWEY’S PIZZA FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A RETAINING WALL AT 640 HIGH ST. AS PER CASE NO. AR 58-13, DRAWINGS NO. AR 58-13, DATED JULY 11, 2013, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, abstain and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

g. Enclose Rear Porch – **570 Evening St.** (Todd Bradham) **AR 59-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Staff had no concerns with the proposal. Mr. Hunter asked if the applicant was present. Mr. Todd Bradham approached the microphone and stated his address is 570 Evening St., Worthington, Ohio. Mr. Hunter said he had a question about the skylights because the skylights were not shown on the drawings. Mrs. Bitar explained the skylights will not be flush with the roof. The skylights will be somewhat curved as shown in the example. Mr. Sauer asked to see the photograph that depicted the side of the house and the back. Mr. Sauer asked Mr. Bradham if the windows will be even, and Mr. Bradham said yes, the windows in the back will be even with the windows on the side of the house. Mr. Bradham said that the windows are fairly close to the same size as the windows on the side, he tried to match them as close as possible. Mr. Hunter asked Mr. Bradham what materials would be used for the siding. Mr. Bradham said he would be using exterior plywood that looks like a decorative molding. Mr. Coulter asked if the plywood would not match the siding that is on the house, and Mr. Bradham said that is correct. Mr. Bradham said he was trying to capture the New England look. Mr. Sauer asked if Mr. Bradham would be using white paint, and Mr. Bradham 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 addition of walls, windows and skylights to an existing rear porch is proposed. The existing roof structure will remain.
2. The proposed walls are wood, with wood trim and details. The structure is proposed to be white.

Conclusion:

1. The proposed structure is appropriate for the house.

Mr. Reis moved:

THAT THE REQUEST BY TODD BRADHAM FOR A CERTIFICATE OF APPROPRIATENESS TO ENCLOSE THE REAR PORCH AT 570 EVENING ST. AS PER CASE NO. AR 59-13, DRAWINGS NO. AR 59-13, DATED JULY 12, 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; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

- h. Worthington Firefighters Community Park – **6500 N. High St.** (City of Worthington Firefighters Community Park Foundation) **AR 60-13** (Amendment to AR 22-05)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Ted Heineman approached the microphone and stated his address is 3168 Grand Haven Dr., Pickerington, Ohio. Mr. Sauer said he liked what was proposed for the park. There were no other questions. 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 ARB approved a version of this park several years ago that was located south of the fire department building. This proposal would place the park east of the building near the main entrance. The details of the park, including brick pavers, benches, flagpoles, landscaping, and a firefighter statue, are similar to the previous request.
2. The Board of Zoning Appeals granted variances for an additional freestanding sign, and having two logos and nine colors as part of the design.

Conclusion:

1. The design and placement of the proposed park are appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY THE CITY OF WORTHINGTON FIREFIGHTERS COMMUNITY PARK FOUNDATION FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A COMMUNITY PARK AT 6500 N. HIGH ST. AS PER CASE NO. AR 60-13, DRAWINGS NO. AR 60-13, DATED JULY 12, 2013, 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. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye. Mr. Hunter said the motion has been approved.

- i. Landscaping – **45 E. Old Wilson Bridge Rd.** (Not Your Daddy’s Buzz Cuts, LLC) **AR 61-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mrs. Bitar said she had photographs of the replacement plant materials, and the actual sizes. One gallon pots will be used for the Coral Bells and the Daylilies, the Green Velvet boxwood will be in a 3-gallon container, and the Bell Green Mountain boxwood is a 3 foot root ball. Staff felt this was a nice plan for the property and would allow more visibility for the business. Mr. Hunter asked if the applicant was present. Mrs. Paula Sauer and Mr. Terry Sauer approached the microphone and stated they live at 6707 Oak Shadow Dr., Westerville, Ohio 43082. Mrs. Holcombe said she felt the landscape plan looked very nice. Mr. Sauer asked if the sign would be staying in the same location, and Mrs. Sauer said no, once the new material has been planted they intend to drop the sign down to be more visible. Mr. Hunter asked if the sign on the front of the house was approved as a permanent sign, and Mrs. Bitar 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. This application includes a request to remove trees and shrubs near the building, and a landscape plan for planting new material.
2. The plan shows retaining one Crabapple tree, some Taxus and a Viburnum. New plants include Boxwoods (3 gallon container), Stella D'oro Daylilies (1 gallon pot), Coral Bells (1 gallon pot) and a Sweet Bay Magnolia.

Conclusion:

1. The proposed change in landscaping is appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY NOT YOUR DADDY'S BUZZ CUTS, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE LANDSCAPING AT 45 E. OLD WILSON BRIDGE RD. AS PER CASE NO. AR 61-13, DRAWINGS NO. AR 61-13, DATED JULY 16, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED TO ALLOW THE PERMANENT WALL SIGN TO BE RELOCATED FURTHER DOWN ON THE WALL.

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

C. Municipal Planning Commission

1. Amendment to Development Plan

- a. Revisions to New Apartments – **160 W. Wilson Bridge Rd. & 125 Old Wilson Bridge Rd.**
(M&A Architects/Crawford Hoying Development Partners) **ADP 02-13**

Discussion:

Mrs. Bitar reviewed in detail the changes from the previous drawings. Mrs. Bitar said she received a comment from a resident who felt a couple more street trees could be added. Four trees have been currently proposed for the area that runs along Wilson Bridge Road, and six trees are suggested for the area. Mr. Hunter asked if the applicant was present. Mr. Nelson Yoder approached the microphone and explained that he is representing Crawford Hoying Development Partners. Along with Mr. Yoder was Mr. Thomas Linzell, representing M&A Architects, and Mr. Tom Carter representing Worthington Square Venture LLC. Mr. Yoder said they are anxious to get started on construction next month.

Mr. Yoder brought renderings to share with the Board members. Mr. Yoder said as they move forward towards construction they will be securing and screening the site with solid construction fencing along Wilson Bridge Road in order to help mitigate the impact on Wilson Bridge Road and Ville Charmante.

Mr. Sauer asked if Mr. Yoder had a rendering for the east side of the building and Mr. Yoder said no, not yet. Mr. Yoder said the east side is very similar to the drawings that have been presented at the meeting. He said the east side of the building will be a mirror image of what is shown with the exception of the glass stair tower. The glass stair tower and elevator element shown in the current renderings does not occur on the opposite side.

Mr. Hunter had a question about the roof deck on building number two. He said the roof deck drawings looked very narrow and asked if Mr. Yoder would be expanding that area. Mr. Yoder said the current roof deck drawings show an area of 750 square feet. Mr. Yoder said the roof deck was designed to that size due to a question about an allowable size from a building code perspective. Mr. Yoder said he has since gotten an interpretation from Mr. Don Phillips, the City of Worthington Chief Building Official, who said he has the authority through the Ohio Basic Building Code to allow the deck to be made larger provided this deck is signed with an occupant load not to exceed forty-nine people. Mr. Yoder said based upon that interpretation they will be expanding upon the roof deck and doubling the size. Mr. Yoder said the lounge deck chairs take up quite a bit of space. Mr. Yoder said also they would like to make the deck larger because of the great view from that location.

Mrs. Holcombe asked why the transoms above the windows were deleted. Mr. Yoder explained that due to the cost increase of using more brick they needed to balance the cost by using fewer windows. Mr. Yoder said the interior designers from M&A Architects determined it would be best to use six foot windows, allowing plenty of light into the units. Mrs. Holcombe asked Mr. Yoder what type of windows would be used. Mr. Yoder said there are two different window manufacturers that they are waiting to receive bids from. One of the manufacturers is Pella, and the style is an aluminum clad wood window called the Pella Pro Line. The other window is a Jeld-Wen masters aluminum clad window. Mr. Yoder said the Jeld-Wen window is in place at Tiraza, located in Dublin, Ohio, which is a condominium project known as the Corazon Club. Mr. Yoder said they have examples of the Pella window located at 6000 Riverside Drive, Dublin, Ohio. Mr. Yoder encouraged the Board members to go visit both places and see the window examples. He said his company views both windows as equals. Mr. Yoder said they would like

to get approval for both types of windows. The windows will not be installed until next year, so there is plenty of time to view both examples. He said they would also like to leave the door open for competitive bidding between the two window manufacturers.

Mrs. Holcombe asked Mr. Yoder if both windows were aluminum clad wood windows, and Mr. Yoder said yes.

Mr. Yoder said they will bring in a sample window for final approval once the competitive bidding process has been completed.

Mr. Sauer asked Mr. Yoder how he plans to address the issues that Mrs. Bitar brought up about a reduced amount of specialty paving. Mr. Yoder said as a result of the comments from Mrs. Bitar, they are committed to bringing back buff wash paving to the western side of the mall. Mr. Yoder said his company feels that is an important intersection where you have people leaving the mall and crossing the intersection to get back to the apartments. He said the primary traffic pattern will be from people leaving Building One and going directly across to the Joseph A. Bank entrance into the mall and said they would have specialty paving in that location.

Mr. Yoder said the specialty paving on the western section of the plan (an area between the two parking lots) has been eliminated. Mr. Yoder said they do not believe that many pedestrians will be moving between those areas. Mrs. Bitar asked if there would be crosswalks, and Mr. Yoder said yes, there would be crosswalks, but they are not intending for that area to have specialty paving. Mr. Yoder said they have a pedestrian crosswalk that allows people to get from Building Two to the western edge of the mall. Mr. Yoder said that the primary path will be from Building One to the mall because it has the shortest path.

Mr. Sauer said as people turn off of Wilson Bridge Road, come up the hill, and around the building to get to the point Mr. Yoder was talking about, there is an intersection between a variety of parking lots to choose from, or continuing on, and a change in the paving type can play a role in slowing down the traffic.

Mr. Sauer was also concerned about the number of people in Building One that will be trying to get to the mall and he feels that the route is rather torturous, with too many turns, and anything that can be done to help that seems important.

Mr. Yoder said they have arranged Building One to strictly address the mall while pointing to the entrance and exit of the building. He said people will be able to go directly from the sidewalk to the mall.

Mrs. Rodgers said she agreed with Mr. Sauer's comments about the specialty paving and would like to see at a minimum specialty paving in the crosswalk areas. She explained she did not have a vote on the Municipal Planning Commission but feels that specialty paving creates an atmosphere of walkability.

Mr. Sauer said when the plan was originally presented there were a number of amenities that were shown to make it look like this was going to be a gracious project and setting. He does not

want to see those amenities deleted from the plan. He feels the project is being downgraded and said that is a shame, because this is too important of a project in the community to be skimped upon.

Mr. Hunter said he could see the area in the upper left of the diagram that was shown as a large crosswalk, and that same area would be a good place for a logo, similar to the one on the other side. Mr. Hunter said he would prefer having the specialty paving in the connector areas to the mall.

Mr. Yoder said that is why they have come back before the Board to discuss these matters. They are intending to build the highest class of apartments possible. He said he does not want the project to be seen as a downgraded version, and adding the specialty paving back in makes sense.

Mr. Sauer said for all of the tenants that come into Building One they have a choice, they can come in through the garage and find their way up or they can come into this area where there is a six-foot wide sidewalk by the door that leads to an elevator, but he does not find either of the two options particularly enchanting. He said there is no real entrance to the building and tenants will not have that welcome home feeling. Mr. Sauer feels the project has squeezed every inch out of the property and has left very little room for amenities for those things that might make for a gracious building in a suburban community. Mr. Sauer said he could understand fighting for every inch of space downtown, but not in Worthington.

Mr. Yoder asked Mrs. Bitar to bring up the third floor level of the plan and discussed the flow into the building. Mr. Yoder said the size, shape and location of the building were approved by the Board last March and they are moving forward with that approval. Mr. Yoder said the third floor level has been designed to be nicer than anything that exists within the City of Worthington or the north end of Columbus at this point. Mr. Yoder said as people enter the six-story open stairwell area that has glass exposed, a half level up is the public amenities area, which will be known as the Tavern gathering area, paying homage to the James Tavern that used to be located on that site. The leasing office is off to the right of the gathering area, and the large fitness area opens onto the amenities deck where the pool can be seen. The other amenities outside are the outdoor grills and fire pits.

Mr. Coulter asked Mr. Yoder to clarify what has been changed since the last meeting. Mr. Yoder said there have not been many changes to what was already submitted. Mr. Yoder said they have changed the wood paneled balconies to aluminum railings to preserve views. Mr. Yoder said there was not a cost savings because the cost is the same. A brick base will be used for the garage in the same accent brick colors that were already approved by the Board, HardiePlank siding and HardiePlank paneling will be used up at the top. Mr. Yoder said not much has been changed they are just refining the design. Mr. Coulter liked the changes to the balconies so people can see the views from their apartment. Mr. Coulter asked about the south elevation on Wilson Bridge Road and if Mr. Yoder had a photograph of the elevation that is more face-on so the Board can compare the differences. Mr. Yoder said yes, and shared the fully detailed southern elevation with the Board members.

Mr. Coulter explained that he and Mr. Hunter met with the architect prior to the meeting to get a better idea of what changes were going to be discussed. Mr. Coulter asked Mr. Yoder to explain what changes would occur to the storefront. Mr. Yoder said they are proposing a clear anodized aluminum panel system so there will be a combination of clear anodized aluminum store front system and a clear anodized aluminum spandrel panel with some gray accents. Mr. Yoder said they have created a contrast between the panels and in between the vertical framing members. Mr. Yoder said the project started off with a dark bronze aluminum look but that gave the building too much of a 1970's feel, and they wanted to move away from that type of look by going to the clear anodized aluminum look.

Mr. Sauer asked Mr. Yoder if he could develop a similar rendering of the other side of the building so the Board can get a better understanding as to what it looks like. Mr. Yoder said yes.

Mr. Coulter discussed the south elevation along Wilson Bridge Road and asked Mr. Yoder if more trees could be added and Mr. Yoder said yes, they will plant more street trees and have those trees correspond with the Wilson Bridge Road Corridor Planting Plan. Mr. Yoder said they could extend the number of trees from four to six or possibly eight trees. Mr. Hunter said that at least three more could be added but he was not sure if four more trees would fit in that area. He said that red maples can develop a fairly full canopy.

Mr. Hunter said he believes a lot can be done with landscaping and specialty paving to enhance the entryway at a relatively low cost that will make the area a focal point. When specialty paving is taken away the focal point becomes lost. The crosswalks also need specialty paving. Mr. Yoder said that can be done and he understands that all of the Board members would like to see a crosswalk with specialty paving added between Building One and Joseph A. Bank, and a crosswalk with specialty paving up to the north.

Mr. Reis asked Mr. Yoder if he would have any control over the color and types of furniture that the tenants will have on their balconies and Mr. Yoder yes, they will be taking care of that. Mr. Yoder said they limit the color choices of outdoor furniture to be either brown or black, and no grills or satellite dishes will be allowed. The grills will be located on the amenities deck. Mrs. Holcombe said she liked the glass around the elevator and Mrs. Rodgers said she liked the landscaping plans.

Mr. Sauer asked if Mr. Yoder could do anything to soften up the entrance to Building Two, such as switch to parallel parking and allow the sidewalk to go straight and add some landscaping and Mr. Yoder said that they could not switch to parallel parking because that would cause them to lose parking spaces. Mr. Yoder said he could make the space similar to a diamond and add landscaping. Mr. Yoder said they will be adding a trellis with ivy also.

Mrs. Bitar said there was one other change that had not pointed out yet, and that was the drive that goes into the first level parking deck has been narrowed. There is an existing fire hydrant there that will be retained. There are also some other utility issues that she believes are different than what the Board saw previously but they are all being worked out with the Engineering Department. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this matter and two people raised their hands.

The first speaker was Ms. Margaret Arndt. Ms. Arndt stated her address is 126 Saint Michelle St., Worthington, Ohio, in the Ville Charmante community. Ms. Arndt said she and her neighbors are very concerned about traffic in the area. Ms. Arndt asked if the street for the main apartment entrance is owned by the City of Worthington, and Mr. Hunter said no, the street is owned by Corporate Hill. She asked if the street is leased and Mr. Hunter said no, the businesses in the area all have shared access to that street. Ms. Arndt also asked if the elevators will accommodate all of the tenants going to work during rush hour and Mr. Hunter said yes. Mr. Yoder said there will be three elevators in building number one. Ms. Arndt asked if the fire department has approved of the plans and Mr. Yoder said yes, and gave a detailed explanation. Ms. Arndt asked if security cameras will be used on the apartment site and Mr. Yoder said yes. Ms. Arndt asked if there would be proper lighting and Mr. Yoder said yes. Ms. Arndt stated she heard Mr. Yoder mention the Ville Charmante community will be getting ten thousand dollars (\$10,000.00) from Crawford Hoying Development Partners for additional landscape screening when the construction financing closes and she asked when that would be. Mr. Yoder said that they plan to close on the financing next month in August 2013. Ms. Arndt expressed her opinion that the building could be reduced by one floor in order to allow for more parking.

The second speaker was Mr. Bill Whitlatch. Mr. Whitlatch stated his address is 221 Saint Jacques St., Worthington, Ohio, in the Ville Charmante community. Mr. Whitlatch said he had a delightful week and took the opportunity to look at all the development plans. He said he believes this is a great project and very exciting. Mr. Whitlatch said that trying to get everything approved for such a big project is a whale of a job, but he feels uncertain about the crosswalks and wanted to discuss how he will get to the mall from the Ville Charmante community. He also felt that a few more trees were needed. Mr. Hunter explained that Mr. Yoder already approved two additional trees, and there is a possibility that four more trees will be added. Mr. Whitlatch asked how residents from Ville Charmante will be able to walk to the mall. He said the current crosswalk to the mall is not a good set up and he wants to see a more pleasant way of walking to the mall. He would like to see Mr. Yoder come back with their landscape and circulation plan, and said that should not stop them from going ahead and getting construction started. Mr. Whitlatch said the streetscape along Wilson Bridge Road and Corporate Hill Drive are key areas that need to look good. He said that a few more trees will really make that area look good, along with the streetscape and walkways.

There were no other speakers.

Findings of fact:

1. A number of modifications to site plan and architectural details are proposed as this project moves toward construction. A modified parking analysis is included with the packet. More detailed analysis will be done by staff and presented at the meeting.
2. Following are comments and responses based on the Building Permit submittal. The staff observations are italicized, and the applicant's responses are in standard text:

Site, Utilities, and Landscaping:

- i. *Old Wilson Bridge Road west entrance was shown on the ADP documents but not shown on the preliminary plat. It is shown on some of the sheets, not on others. Please clarify. Note: there may be drainage structure challenges at the existing entrance to consider.*

Entrance off of Old Wilson Road to building 2 parking lot has been deleted.

- ii. *Changes to the parking on the west side of the existing mall. No trees on the west face of the Mall along the north end. Parking is configured differently. There are less trees shown in that parking area than what was approved.*

The scope of the site improvements has been changed to reduce impact on the existing mall tenants, entrances, and parking.

- iii. *Changes to the utility schemes including water, sanitary sewer, and storm sewer must be approved.*

Okay (see revised civil drawings.)

- iv. *Sheet LA 1.0 - 1st floor parking, west entrance, south side should be Buffwash paving,*

The scope of site improvements has been changed to reduce the buffwash paving to main entries of buildings #1 & #2 only.

- v. *Sheet LA 1.1 – Paving along east edge of Building # 1 should be Buffwash and should extend to and align with the sidewalk to east in the island.*

Buffwash paving will be installed between Building #1 and the mall.

- vi. *Buffwash paving and walks leading to the dog park not found.*

The scope of site improvements has been changed to reduce the buffwash paving to main entries of buildings #1 & #2 only.

- vii. *Crosswalk paving for the entire intersection was originally shown but not on the submitted construction documents. Please clarify.*

The scope of the site improvements has been changed to reduce impact on the existing mall tenants, entrances, and parking. Some crosswalk paving will be added.

- viii. *Green screen panels are shown and must be approved.*

These have been omitted; Boston Ivy has been selected in the area next to the parking on the east side entry of Building #1.

- ix. *The curb planters may not be large enough for the indicated tree species. Please confirm.*

The specified Honeylocust tree will tolerate urban conditions, bed preparation will be most important in these areas. Larger diamond curb planters will reduce the function of the parking stalls.

- x. *Lighting details, including poles and luminaries, need approval. Pole detail not found.*

See sheet EO.10 for parking lot light poles. Building lighting cut sheets to be submitted.

- xi. *Building # 2 entry wall and gate require approval.*

Entry into building 2 parking lot has been revised. See LA drawings. Gates have been deleted to ease maneuvering into parking garage.

- xii. *Connection from Building # 2 to the Mall not found.*

The scope of the site improvements has been changed to reduce impact on the existing mall tenants, entrances, and parking.

- xiii. *New accessible ramp into Mall entrance not found.*

The scope of the site improvements has been changed to reduce impact on the existing mall tenants, entrances, and parking.

- xiv. *Specialty paving at north elevation facing the Mall entrance and across service area not found.*

The scope of the site improvements has been changed to reduce impact on the existing mall tenants, entrances, and parking. Some Buffwash paving to be added.

- xv. *Screening not found along the south, along West Wilson Bridge Road for the Ville Charmante condominium complex to the south.*

Landscaping improvements on Ville Charmante property to be designed and installed by their landscaping company. Crawford-Hoying and Ville Charmante have agreed that Crawford Hoying will contribute \$10,000 to the Ville Charmante landscaping fund upon final approval and closure of construction financing for the project.

- xvi. *Landscaping not found on both sides of the parking lot drive for the west parking area west of Building # 2.*

Existing plant material buffer shall remain on the west side of Building #2 parking Lot.

- xvii. *Screening of the transformers on the west side of Building # 1 not found.*

Screening of transformers shown on sheet PL 1.1

- xviii. *Details for a step stone path was found but no specific location information was found. Please clarify.*

This detail has been omitted. One large patio pad has been provided for each tenant on the east side of Building #2.

- xix. *The new sidewalk in the West Wilson Bridge Road right of way must extend to the property line to the east.*

Sidewalk to extend to property line.

- xx. *Bicycle parking facilities inside and outside of both buildings not found.*

Bike Racks proposed within Buildings #1 & #2 at garage level.

- xxi. *Public space amenities were not found.*

A list of the public amenities has been provided with 07/19/13 submission -see attached.

- xxii. *Both buildings must be constructed simultaneously.*

Both buildings to be constructed simultaneously.

- xxiii. *7/3/13: LA1.2 shows stairs on the west side of building # 2 and need approval.*

See sheet SD 1.2.

Building # 1:

- i. *Any roof mounted satellite dishes must be approved, how many are proposed, and where will they be located. Additional screening may be required.*

Okay, to be determined and if applicable.

- ii. *Both amenity decks seem to indicate Xgrass throughout, which was not approved.*

The original approved landscape design submissions did indicate "Synthetic Turf" for both amenity and pool decks.

- iii. *On all elevations, building trim details are different. Balcony trim, 6th floor window styles changed, specifically a transom was deleted. Cornice trim changed. Canopies over balconies were eliminated.*

Top floor transoms have been deleted and single hung windows increased from 5' tall to

6' to make uniform with lower floors. Cornices have been upgraded from stucco to fiber cement and trim boards added to align with windows and doors below, for more detail and to cover panel joints. Brackets have been deleted at corners of Wilson Bridge Road facade. Balconies have been revised and canopies above top balconies have been deleted for constructability & cost savings.

- iv. *Windows must be approved. Project Manual indicated external muntins. Please confirm.*

Window sample to be brought to hearing for approval. We are also requesting locations of existing installations and will forward to Worthington when provided to us.

- v. *The change to thin brick on the garage structure and garage level brick detail is different than approved.*

The parking garage brick details have been updated on the elevations to reflect the original submission. The use of thin brick at the parking garage is to avoid a large projection below the siding due to brick thickness and airspace. The thin brick is to be adhered directly to the 9" to 12" thick cast in place parking structure concrete which is a very durable construction method where thermal breaks and rain screens are not necessary. The resulting wall construction is 10" to 13" of solid concrete and masonry which moves at a similar rate, and as such is highly resistant to issues of differential movement. Wall flashing provided at the transition will eliminate water intrusion into the wall system.

- vi. *Project Manual indicates the appliances for the accessible units are not stainless steel. This change requires approval. Please confirm.*

At the time of putting together an appliance schedule for pricing, a drop-in range with controls on front (necessary for type "A" units which are mandated by federal accessibility code) was not available in stainless steel, so the kitchen appliances for the few type "A" units were changed to black.

- vii. *Additional screening may be required for the roof mounted air conditioning equipment.*

Okay, to be determined when RTU's installed.

- viii. *7/3/13: Retaining walls are new.*

Retaining walls have been reduced to the extent possible - see civil plans.

- ix. *7/3/13: Southeast elevation is missing rails at the bottom of the parking garage openings and a door has been added.*

Railings have been added where necessary at parking garage. Door is required egress from electrical service room.

- x. *7/3/13: Office doors are missing a center panel.*

Panel has been added to office storefront.

- xi. *7/3/13: North elevation shows a new rail outside of the parking garage, a new gate, and openings now bricked in, sheet A3.11.*

This railing was around a ventilation area well, which has been deleted. The gate is security for the pool deck. Openings along this portion of the parking garage have been revised due to parking garage plan revisions. See plans and elevations.

- xii. *7/3/13: East elevation shows different windows.*

Mall entry has been revised. The aluminum storefront glazing and metal paneling is only at stair tower and entry. Adjacent units now have windows typical of other apartments.

Building # 2:

- i. *Any roof mounted satellite dishes must be approved, how many are proposed, and where will they be located. Additional screening may be required.*

Okay, to be determined when and if applicable.

- ii. *Roof deck not shown.*

Roof deck has been added to drawings, moved to the west side to maximize views, and will be larger than shown on drawings.

- iii. *On all elevations, details do not comply with the approvals, specifically; material placement, window styles, roofs over balconies, trim style, entrances to the outside, balcony trim, and a roof structure at the main entrance.*

Top floor transoms have been deleted and single hung windows increased from 5' to 6' tall to make uniform with lower floors. Cornices have been upgraded from stucco to fiber cement and trim boards added to align with windows and doors below, for more detail and to cover panel joints. Balconies have been revised and canopies above top balconies have been deleted for constructability & cost savings.

- iv. *Project Manual indicates the appliances for the accessible units are not stainless steel. This change requires approval. Please confirm.*

At the time of putting together an appliance schedule for pricing, a drop-in range with controls on front (necessary for type "A" units which are mandated by federal accessibility code) was not available in stainless steel, so the kitchen appliances for the few type "A" units were changed to black.

v. *Building lighting details not found.*

Building lighting cut sheets to be submitted when selected.

vi. *7/3/13: Roof deck, trellis, stair, and elevator shafts need approval.*

Details are shown on the plans.

Conclusions:

1. The proposed changes to the buildings are acceptable, as is their placement and parking.
2. Further review of the chosen windows, site lighting, and site circulation, including the exact placement of the specialty paving is needed.

Mr. Coulter moved:

THAT THE REQUEST BY M&A ARCHITECTS FOR APPROVAL OF AN AMENDMENT TO DEVELOPMENT PLAN TO REVISE DRAWINGS FOR THE NEW BUILDINGS AT 160 W. WILSON BRIDGE RD. AND 125 OLD WILSON BRIDGE RD. AS PER CASE NO. ADP 02-13, DRAWINGS NO. ADP 02-13, DATED JULY 12, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, AND AS AMENDED THAT THE SITE PLAN, TO ADDRESS CIRCULATION AND PEDESTRIAN ISSUES, AND SITE LIGHTING BE BROUGHT BACK FOR FURTHER REVIEW; AND THAT WINDOW SAMPLES BE BROUGHT BACK FOR FINAL REVIEW AND APPROVAL,

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Sauer, aye; Mrs. Holcombe, aye; and Mr. Reis, aye. The motion was approved.

D. Other

Mrs. Bitar said she received a complaint about a new neon sign located at a business on High Street in Worthington and she will make sure the owner is aware that the sign is not in compliance with sign regulations.

E.

Mrs. Holcombe moved to adjourn the meeting at 9:30 p.m., and Mr. Coulter seconded the motion. All members said, "Aye".