



Real People. Real Possibilities.

Don Schonhardt, Mayor

3800 Municipal Way, Hilliard, OH 43026 | Phone 614-876-7361 | www.hilliardohio.gov

MINUTES

Planning & Zoning Commission
Thursday, December 13, 2018

Regular Meeting
7:00 PM

Call to Order

Vice Chairman Jay Muether called the Regular Meeting of the Planning & Zoning Commission to order at 7:00 PM.

Pledge of Allegiance to the Flag

Mr. Lewie led in the Pledge of Allegiance.

Roll Call

Planning and Zoning Commission members present were: Ms. Nixon, Mr. Lewie, Vice-Chairman Muether, Mr. Bergefurd, Mr. Uttley, and Mayor Schonhardt. Chairman Movshin was absent excused.

A quorum was present.

Attendee Name	Title	Status	Arrived
Don Schonhardt	Board Member	Present	
Scott Movshin	Chairman	Absent	
Chris Lewie	Board Member	Present	
Jay Muether	Vice Chairman	Present	
Brett Bergefurd	Board Member	Present	
Tracey Nixon	Board Member	Present	
Bill Uttley	Board Member	Present	

Staff attending: John Talentino, City Planner, Kelly Clodfelder, Staff Attorney, Clark Rausch, City Engineer, and Tromy Batiste, Acting Clerk.

Approval of Minutes

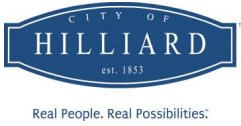
1. 11-8-18 Meeting Minutes

Approval of the minutes from the meeting of November 8, 2018. The approval of the minutes for the November 8, 2018 meeting were postponed to the January 10, 2019 meeting.

STATUS:	Accepted - Voice Vote
MOVER:	
SECONDER:	

Oath to tell the truth

Mr. Tromy Batiste administered the oath to tell the truth to staff and to those who plan on testifying.



Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)

None.

Reconsideration Case:

None.

Postponed Cases:

None.

New Cases:

CASE 1: 18-0403LR - Leppert Residence – 4470 Leppert Road

PARCEL NUMBER: 050-010510

APPLICANT: Kim Leppert c/o Aaron Epling, 3544 Main Street, Hilliard, Ohio 43026.

REQUEST: Review & approval of a lot split under the provisions of Hilliard Code Section 1188.05 to create two 0.575-acre parcels.

Mr. Talentino presented the staff report with PowerPoint slides of the site.

The site is 2.61 acres located at the southeast corner of Leppert Road and Davidson Road approximately 400 feet west of Brixshire Drive. It has an existing single-family residence and wood frame barn. The applicant is requesting approval of a lot split to create two new residential lots.

The Commission is to review the proposed lot split/deed transfer for conformance to the provisions of Hilliard Code Section 1188.05 and Chapter 1109.

Staff finds that the proposal is consistent with the provisions of the Zoning Code. Based on this finding, staff recommends that the proposed lot split be approved with the 4 conditions listed in the staff report.

Vice-Chairman Muether asked if there were questions for staff.

Mr. Lewie asked if the two new parcels would also be build lots. He stated that there are drainage issues in that area.

Mr. Talentino stated that they are buildable and meet the Code for area and setbacks. If anything is built then the lots will be required to be served by public water and sewer.

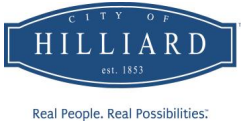
Vice-Chairman Muether asked if the applicant would like to speak.

Mr. Aaron Epling, Applicant Representative, was present and stated that he agreed with the conditions listed in the staff report.

Vice-Chairman Muether asked for public comments, hearing none he called for a motion.

MOTION: Ms. Nixon made a motion to approve CASE 1: 18-0403LR - Leppert Residence - 4470 Leppert Road for a lot split under the provisions of Hilliard Code Section 1188.05 to create two 0.575-acre parcels with the following 4 conditions:

- 1) That Tract 1 and Tract 2 are not less than 25,000 square feet in lot area and not less than 102 feet in lot width;
- 2) That any future dwellings built on the proposed parcels must be served by public water and sewer;
- 3) That the legal description and exhibit for the lot split/deed transfer meet the requirements of the City Engineer for format and content; and



- 4) That the lot split/deed transfer is recorded and that evidence thereof is provided to staff.

Mr. Lewie seconded the motion.

VOTE: Ms. Nixon, Yes; Mr. Lewie, Yes; Vice-Chairman Muether, Yes; Mr. Bergefurd, Yes; Mr. Uttley, Yes; Mayor Schonhardt; Yes.

STATUS: The motion passed 6-0 and CASE 1: 18-0403LR - Leppert Residence - 4470 Leppert Road was approved for a lot split under the provisions of Hilliard Code Section 1188.05 to create two 0.575-acre parcels with the 4 conditions listed above.

STATUS:	Approved
MOVER:	Tracey Nixon
SECONDER:	Chris Lewie
AYES:	Schonhardt, Lewie, Muether, Bergefurd, Nixon, Uttley
ABSENT:	Scott Movshin

**CASE 2: 18-0404LC - Ansmil, LLC – Southeast corner of North Clara Circle and Britton Parkway
PARCEL NUMBER: 050-008256**

APPLICANT: Ansmil, LLC c/o Daniel Smith, 203 S. Stanwood Road, Columbus, Ohio 43209.

REQUEST: Review & approval of a lot split under the provisions of Hilliard Code Section 1188.05 to create a 4.297-acre parcel.

Mr. Talentino presented the staff report with PowerPoint slides of the site.

The site consists of 27.016 acres located at southeast corner of North Clara Circle and Britton Parkway. The Ansmil PUD concept plan was approved by City Council in 1999 (Ordinance No. 99-57) and became effective on January 12, 2000. The applicant is now requesting approval of a lot split under the provisions of Hilliard Code Section 1188.05 to create a 4.297-acre parcel.

The Commission is to review the proposed lot split for conformance to the provisions of Hilliard Code Section 1188.05 and the Ansmil PUD concept plan.

Staff finds that the proposed lot split is consistent with the provisions of Code Section 1188.05 and the Ansmil PUD concept plan. Based on this finding, staff recommends approval of the proposed lot split with the following 2 conditions listed in the staff report.

Vice-Chairman Muether asked if there were questions for staff.

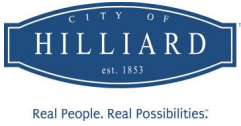
Vice-Chairman Muether asked if the applicant would like to speak.

Mr. Daniel Smith, Ansmil, LLC, was present and stated that he agreed with the conditions listed in the staff report.

Vice-Chairman Muether asked for public comments, hearing none he called for a motion.

MOTION: Mr. Lewie made a motion to approve CASE 2: 18-0404LC - Ansmil, LLC - Southeast corner of North Clara Circle and Britton Parkway for a lot split under the provisions of Hilliard Code Section 1188.05 and the Ansmil PUD concept plan to create a 4.297-acre parcel with the following 2 conditions:

- 1) That the legal description and exhibit for the lot split/deed transfer meet the requirements of the City



- Engineer for format and content; and
- 2) That the lot split/deed transfer is recorded and that evidence thereof is provided to staff.

Mr. Bergefurd seconded the motion.

VOTE: Ms. Nixon, Yes; Mr. Lewie, Yes; Vice-Chairman Muether, Yes; Mr. Bergefurd, Yes; Mr. Uttley, Yes; Mayor Schonhardt; Yes.

STATUS: The motion passed 6-0 CASE 2: 18-0404LC - Ansmil, LLC - Southeast corner of North Clara Circle and Britton Parkway was approved for a lot split under the provisions of Hilliard Code Section 1188.05 and the Ansmil PUD concept plan to create a 4.297-acre parcel with the 2 conditions listed above.

STATUS:	Approved
MOVER:	Chris Lewie
SECONDER:	Brett Bergefurd
AYES:	Schonhardt, Lewie, Muether, Bergefurd, Nixon, Uttley
ABSENT:	Scott Movshin

CASE 3: 18-0405LC - Ansmil, LLC – Southwest corner of Davidson Road and Leap Road

PARCEL NUMBER: 050-008257

APPLICANT: Ansmil, LLC c/o Daniel Smith, 203 S. Stanwood Road, Columbus, Ohio 43209.

REQUEST: Review & approval of a lot split under the provisions of Hilliard Code Section 1188.05 to create a 0.644-acre parcel.

Mr. Talentino presented the staff report with PowerPoint slides of the site.

The site consists of 9.571 acres located at the southwest corner of Leap Road and Davidson Road. The Ansmil PUD concept plan was approved by City Council in 1999 (Ordinance No. 99-57) and became effective on January 12, 2000. The applicant is now requesting approval of a lot split under the provisions of Hilliard Code Section 1188.05 to create a 0.644-acre parcel.

The Commission is to review the proposed lot split for conformance to the provisions of Hilliard Code Section 1188.05 and the Ansmil PUD concept plan.

Staff finds that the proposed lot split is consistent with the provisions of Code Section 1188.05. Based on this finding, staff recommends approval of the proposed lot split with the 3 conditions listed in the staff report.

Vice-Chairman Muether asked if there were questions for staff.

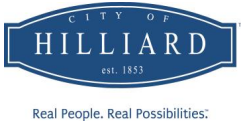
Vice-Chairman Muether asked if the applicant would like to speak.

Mr. Daniel Smith, Ansmil, LLC, was present and stated that there has been interest from others to purchase land south of this proposed lot split. He stated that this lot split will benefit the school.

Vice-Chairman Muether asked for public comments, hearing none he called for a motion.

Mr. Paul Lambert, Vice President of the Tremont Club Condo Association and Vice President of the Board of Education for Hilliard, was present and stated that the condo association has no objections to the lot split and Hilliard City Schools thanks Mr. Smith for the donation of the land for the school.

Vice-Chairman Muether asked for any further discussion, hearing none he called for a motion.



MOTION: Mr. Bergefurd made a motion to approve CASE 3: 18-0405LC - Ansmil, LLC - Southwest corner of Davidson Road and Leap Road for a lot split under the provisions of Hilliard Code Section 1188.05 to create a 0.644-acre parcel with the following 3 conditions:

- 1) That the legal description and exhibit for the lot split/deed transfer meet the requirements of the City Engineer for format and content;
- 2) That the proposed 0.644-acre parcel is combined with the adjacent Tharp Middle School parcel to the west and that evidence thereof is provided to staff; and
- 3) That the lot split/deed transfer is recorded and that evidence thereof is provided to staff.

Mr. Lewie seconded the motion.

VOTE: Ms. Nixon, Yes; Mr. Lewie, Yes; Vice-Chairman Muether, Yes; Mr. Bergefurd, Yes; Mr. Uttley, Yes; Mayor Schonhardt; Yes.

STATUS: The motion passed 6-0 and CASE 3: 18-0405LC - Ansmil, LLC - Southwest corner of Davidson Road and Leap Road was approved for a lot split under the provisions of Hilliard Code Section 1188.05 to create a 0.644-acre parcel with the 3 conditions listed above.

STATUS:	Approved
MOVER:	Brett Bergefurd
SECONDER:	Chris Lewie
AYES:	Schonhardt, Lewie, Muether, Bergefurd, Nixon, Uttley
ABSENT:	Scott Movshin

CASE 4: 18-0406LR - Courtyards at Hayden Run – 5601 Lexington Drive & 5614 Eventing Way
PARCEL NUMBER: 050-011387 & 050-011344

APPLICANT: Courtyards at Hayden Run Condominium Association c/o James Sisto, 5584 Eventing Way, Hilliard, Ohio 43026.

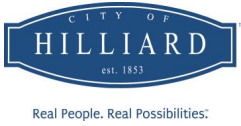
REQUEST: Review & approval of a PUD modification under the provisions of the Courtyards at Hayden Run PUD text to modify the text regarding vehicle access from Lexington Drive.

Mr. Talentino presented the staff report with PowerPoint slides of the site.

The overall site consists of 13.34 acres located on the south side of Hayden Run Road approximately 1,400 feet west of Avery Road. Portions of the floodway and floodplain of Hayden Run are in the northern portion of the site, and there is an existing stream corridor protection zone (SCPZ) associated with it. Most of the site is currently located within Norwich Township and is zoned Rural. Two of the parcels were previously annexed into the City of Hilliard. Annexation proceedings are underway for the balance of the site. On September 13, 2013, Council adopted an ordinance (13-24) creating a PUD Zoning Development Plan consisting of 50 single-family detached condominiums on 13.34 acres. On October 27, 2014, Council adopted an ordinance (14-27) which changed the name of PUD Zoning Development Plans to PUD Concept Plans. The applicant is now requesting approval of a modification of the Courtyards at Hayden Run PUD Concept Plan text concerning vehicle access to and from the adjacent property to the west.

The Commission is to review the proposal for conformance to the Hilliard Comprehensive Plan and Section 1117.06 of the Zoning Code and then forward a recommendation to City Council. The Commission may recommend that the application be approved, disapproved, or it may recommend a modification of the PUD Concept Plan.

Staff finds that the proposal represents a substantial deviation from the PUD Concept Plan. Staff finds that the



proposal represents a significant departure from the Comprehensive Plan goals to improved connectivity throughout the City. Based on these findings, staff respectfully recommends that proposed PUD modification denied.

Vice-Chairman Muether asked if there were questions for staff.

Vice-Chairman Muether asked if the applicant would like to speak.

Mr. James Sisto, President of the Courtyards at Hayden Run Condominium Association, was present and stated that the residents of this development were told by the developers that there would be no cut off roads and that access from Lexington Drive would be emergency vehicles only. They don't know if it was a mistake by the city or the developers on the access from Lexington Drive. They have a signed petition that they have given to the Commission on the public access from Lexington Drive. The declarations that were filed for the PUD didn't state that there was an easement for public access on the development's private roads, but it did state that there is one for the pedestrian path. The PUD states that the best use of their property was 2 or fewer dwelling units per acre but 50 units on 15 acres was approved which is a deviation from the text. The roads were not built to public standards and are meant for private use. The roads are narrow and would be difficult to cut through because of cars parked along the roads on the weekends and holidays. If public traffic is allowed to cut through the development, it would increase the cost to maintain the roads. Traffic would come from Leppert Road, Hayden Run Road, and the Carr Farms development. They considered doing a good neighbor agreement with Carr Farms, but they would have to pay a portion of the cost to maintain the roads in Carr Farms. There is a 14-mph speed limit that is enforced by the neighborhood but state law states that private roads should be 25 mph. If public access is given on their roads, they will have to raise the speed limit and call for police patrol. The Ohio Revised Code allows developments with 20 or more units to put up stop signs at intersections where private roads and driveways meet with other private roads which can help with traffic control. He read sections from Hilliard's Comprehensive and Thoroughfare plan that state that the goal for transportation in Hilliard is to develop safe and efficient networks, connect land uses, enhance the environment and improve the quality of life, and that local streets that don't have access to the higher systems may offer the lowest level of mobility and that service to through traffic should be discouraged. They feel that there should be a form of compensation if the Commission and Council goes forward and allows public access.

Ms. Nixon stated that drivers would rather cut through roads that are wider and if the developments roads are narrow then drivers would avoid cutting through the development. Having access will also allow residents in the development to exit to Leppert Road.

Mr. Sisto stated that the development would rather not have access to Leppert Road and they feel that drivers would still try to cut through the development even though the roads are narrow.

Vice-Chairman Muether asked for public comments

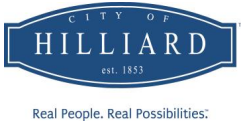
Ms. Candy Ward, 5565 Lexington Drive, was present and stated that if public access is granted, traffic from the proposed soccer fields on Leppert Road will cut through their development. They were told that they would have private roads and there would be emergency access only from Lexington Drive. She is concerned about the additional costs and maintenance.

Vice-Chairman Muether asked for any further discussion, hearing none he called for a motion.

MOTION: Ms. Nixon made a motion to approve CASE 4: 18-0406LR - Courtyards at Hayden Run - 5601 Lexington Drive & 5614 Eventing Way for a modification of the Courtyards at Hayden Run PUD Concept Plan text to modify the text regarding vehicle access from Lexington Drive with no conditions.

Mr. Uttley seconded the motion.

VOTE: Ms. Nixon, No; Mr. Lewie, No; Vice-Chairman Muether, No; Mr. Bergefurd, No; Mr. Uttley, No; Mayor



Schonhardt; No.

STATUS: The motion failed 0-6 and CASE 4: 18-0406LR - Courtyards at Hayden Run - 5601 Lexington Drive & 5614 Eventing Way was denied a modification of the Courtyards at Hayden Run PUD Concept Plan text to modify the text regarding vehicle access from Lexington Drive.

STATUS:	Defeated
MOVER:	Tracey Nixon
SECONDER:	Bill Uttley
NAYS:	Schonhardt, Lewie, Muether, Bergefurd, Nixon, Uttley
ABSENT:	Scott Movshin

CASE 5: 18-0407LC - Sunrise Academy – 5657 Scioto Darby Road

PARCEL NUMBER: 050-003005

APPLICANT: Islamic Society of Greater Columbus c/o Brianne Bailey (Sign Vision Co, Inc.), 987 Claycraft Road, Columbus, Ohio 43230.

REQUEST: Review & approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to reduce the minimum setback, reduce the minimum base height, and permit four colors for a monument sign.

Mr. Talentino presented the staff report with PowerPoint slides of the site.

The site is 3.14 acres located at the southeast corner of Scioto Darby Road and Veterans Memorial Drive. The site consists of a private elementary school and includes three buildings totaling approximately 24,052 square feet. On May 29, 2001, the Board of Zoning Appeals denied a variance request to reduce the minimum building setback from 60 feet to 25 feet from Scioto Darby Road for a 19,200-square-foot building addition. On September 20, 2001, the Board of Zoning Appeals denied a variance request to eliminate the requirement to install public sidewalk along Scioto Darby Road. On August 17, 2006, the Board of Zoning Appeals approved a variance to reduce the minimum number of caliper inches for replacement trees. On July 14, 2016, the Commission denied a conditional use for a 2,678-square-foot addition to an existing school building and a vehicular use area expansion to accommodate five parking spaces. On August 11, 2016, the Commission voted to reconsider the conditional use application at the June 8, 2017 meeting at the earliest. This was to give the applicant time to implement a traffic management plan to help mitigate the negative impacts associated with the dropping off and picking up of students during normal school days and during special events for the 2016-2017 school year. On June 8, 2017, the Commission denied a conditional use to permit a 2,678-square-foot building addition and a parking lot expansion to accommodate 5 additional parking spaces. The applicant is requesting a variance to reduce the minimum setback, reduce the minimum base height, and permit four colors for a monument sign.

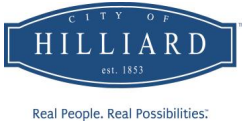
The Commission is to review the proposal for conformance to the provisions of Hilliard Code Section 1129.08.

Staff finds that the proposed variance is not substantial. Staff finds that the proposal is consistent with the intent and purpose of the Sign Code. Based on these findings consistent with Code Section 1129.08, staff recommends approval of the variance to reduce the minimum setback, reduce the minimum base height, and permit four colors for a monument sign with the 6 conditions listed in the staff report.

Vice-Chairman Muether asked if there were questions for staff.

Vice-Chairman Muether asked if the applicant would like to speak.

Ms. Brianne Bailey Sign Vision Co, Inc., was present and stated that she agreed with the conditions listed in the staff report.



Ms. Clodfelder requested that Condition 2 states that the proposed sign is a wall sign and that it should be revised to state that it is a ground sign.

Vice-Chairman Muether asked for public comments, hearing none he called for a motion.

MOTION: Mr. Uttley made a motion to approve CASE 5: 18-0407LC - Sunrise Academy - 5657 Scioto Darby Road for a sign variance under the provisions of Hilliard Code Section 1129.08 to reduce the minimum setback, reduce the minimum base height, and permit four colors for a monument sign with the following 6 conditions:

- 1) That the sign shall be located not less than 9 feet from any public right-of-way line;
- 2) That the ground sign is limited to the colors as proposed;
- 3) That the sign is not more than 7 feet in height with the stone base as proposed;
- 4) That the landscaping for the ground sign is consistent with the provisions of the Sign Code;
- 5) That the sign is either non-illuminated or externally-illuminated; and
- 6) That a sign permit including a landscape plan is obtained prior to the installation.

Mr. Lewie seconded the motion.

VOTE: Ms. Nixon, Yes; Mr. Lewie, Yes; Vice-Chairman Muether, Yes; Mr. Bergefurd, Yes; Mr. Uttley, Yes; Mayor Schonhardt; Yes.

STATUS: The motion passed 6-0 and CASE 5: 18-0407LC - Sunrise Academy - 5657 Scioto Darby Road was approved for a sign variance under the provisions of Hilliard Code Section 1129.08 to reduce the minimum setback, reduce the minimum base height, and permit four colors for a monument sign with the 6 conditions listed above.

STATUS:	Approved
MOVER:	Bill Uttley
SECONDER:	Chris Lewie
AYES:	Schonhardt, Lewie, Muether, Bergefurd, Nixon, Uttley
ABSENT:	Scott Movshin

CASE 6: 18-0408LR - Bletzacker Residence – 5380 Madison Street

PARCEL NUMBER: 050-000369

APPLICANT: Sean Bletzacker, 502 W. 2nd Avenue, Columbus, Ohio 43201.

REQUEST: Review & approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 to permit vinyl siding.

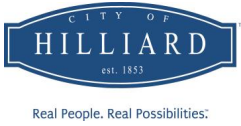
Mr. Talentino presented the staff report with PowerPoint slides of the site.

The site is 0.034 acre located on the northeast side of Madison Street approximately 100 feet northwest of Columbia Street. Franklin County Auditor records indicate the 687-square-foot house was constructed in 1953. The applicant is now requesting approval of an Old Hilliard District Plan to permit vinyl siding on an existing dwelling.

The Commission is to determine if the proposal is consistent with the provisions of Hilliard Code Chapter 1115.

Staff finds that the proposal is consistent with the provisions of the Zoning Code and furthers the goals of the Hilliard Comprehensive Plan to enhance the image of Old Hilliard. Based on these findings, staff recommends approval of the proposal with the 2 conditions listed in the staff report.

Vice-Chairman Muether asked if there were questions for staff.



Discussion was held on the siding for the homes in the area.

Vice-Chairman Muether asked if the applicant would like to speak.

Mr. Sean Bletzacker, 502 W. 2nd Avenue, Columbus, Ohio 43201, was present and stated that he agreed with the conditions listed in the staff report. He stated that there are other homes in the area with vinyl siding and that they are planning to make the home on this property livable.

Vice-Chairman Muether asked for public comments, hearing none he called for a motion.

MOTION: Ms. Nixon made a motion to approve CASE 6: 18-0408LR - Bletzacker Residence - 5380 Madison Street for an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 to permit vinyl siding with the following 2 conditions:

- 1) That exterior materials and colors are as proposed; and
- 2) That a building permit is obtained prior to construction.

Mr. Lewie seconded the motion.

VOTE: Ms. Nixon, Yes; Mr. Lewie, Yes; Vice-Chairman Muether, Yes; Mr. Bergefurd, Yes; Mr. Uttley, Yes; Mayor Schonhardt; Yes.

STATUS: The motion passed 6-0 and CASE 6: 18-0408LR - Bletzacker Residence - 5380 Madison Street was approved for an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 to permit vinyl siding with the 2 conditions listed above.

STATUS:	Approved
MOVER:	Tracey Nixon
SECONDER:	Chris Lewie
AYES:	Schonhardt, Lewie, Muether, Bergefurd, Nixon, Uttley
ABSENT:	Scott Movshin

CASE 7: 18-0409LC - Mid Ohio Development – 4138 Weaver Court

PARCEL NUMBER: 050-002887

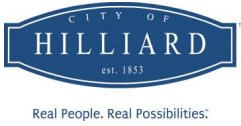
APPLICANT: Weaver Court, LLC c/o Roney Murphy, P.O. Box 32449, Columbus, Ohio 43232.

REQUEST: Review & approval of a conditional use under the provisions of Code Sections 1123.03 & 1123.04 and Level “B” site plan under the provisions of Hilliard Code Chapter 1131 for a 600-square-foot industrial building.

Mr. Talentino presented the staff report with PowerPoint slides of the site.

The site is 5.443 acres located on the east side of Weaver Court South approximately 700 feet south of Northwest Parkway. On April 8, 1993, the Planning and Zoning Commission approved a lot split resulting in the 5.443-acre site and two additional parcels of 1.109 acre and 2.000 acres respectively. On July 8, 2004, the Commission approved an M-5 development plan for two new office/warehouse buildings totaling 16,000 square feet. The applicant is now requesting approval of a conditional use to permit for office/warehouse uses and a Level “B” Site Plan for a new 6,000-square-foot building, and new 10,000-square-foot building, and three future 6,000-square-foot buildings.

The Commission is to determine if the proposal conforms to the development standards of Chapter 1113 of the



Hilliard Zoning Code. Following approval by the Commission, the applicant may proceed with the building permit process.

Staff finds that the proposed conditional use for an office/warehouse building like those shown on the proposed plans, as modified in the condition listed below, will be consistent with the intent and purposes of the Zoning Code, will be compatible with the character of the general vicinity, and will not impede the normal and orderly development and improvement of the surrounding property. Staff finds that the location and scale of the use as amended per the conditions listed below, the nature and intensity of the proposed operations, the site and layout, and its relation to surrounding streets will not cause undue traffic congestion or hazards adjacent to the site or in the immediate vicinity beyond that which would be normally expected based on the existing pattern of uses and the planned character reflected in the City’s Comprehensive Plan. Based on these findings, staff recommends approval of the proposed conditional use with the condition listed in the staff report.

Staff finds that the proposed Level “B” Site Plan, as modified in the conditions listed below, will be consistent with the provisions of the Code. Based on these findings, staff recommends approval of the Level “B” Site Plan with the 8 conditions listed in the staff report.

Vice-Chairman Muether asked if there were questions for staff.

Mr. Lewie asked if the road is private and would it remain private in the future.

Mr. Talentino stated that it is private as is the other drives on the site. It will remain a private road in the future.

Vice-Chairman Muether asked if the applicant would like to speak.

Mr. Mike Henestofel, Vice-President of Mid Ohio Development, was present and stated that he agreed with the conditions listed in the staff report.

Vice-Chairman Muether asked for public comments, hearing none he called for a motion.

MOTION #1: Mr. Lewie made a motion to approve CASE 7: 18-0409LC - Mid Ohio Development - 4138 Weaver Court for a conditional use under the provisions of Code Sections 1123.03 & 1123.04 for new 6,000-square-foot and 10,000-square-foot buildings, and 3 future 6,000-square-foot buildings with the following condition:

- 1) That the warehouse use is limited to a maximum of 10,000 square feet within any one building.

Ms. Nixon seconded the motion.

VOTE: Ms. Nixon, Yes; Mr. Lewie, Yes; Vice-Chairman Muether, Yes; Mr. Bergefurd, Yes; Mr. Uttley, Yes; Mayor Schonhardt; Yes.

STATUS: The motion passed 6-0 and CASE 7: 18-0409LC - Mid Ohio Development - 4138 Weaver Court was approved for a conditional use under the provisions of Code Sections 1123.03 & 1123.04 for new 6,000-square-foot and 10,000-square-foot buildings, and 3 future 6,000-square-foot buildings with the condition listed above.

MOTION #2: Mr. Lewie made a motion to approve CASE 7: 18-0409LC - Mid Ohio Development - 4138 Weaver Court for a Level “B” site plan under the provisions of Hilliard Code Chapter 1131 for new 6,000-square-foot and 10,000-square-foot buildings, and 3 future 6,000-square-foot buildings with the following 8 conditions:

-) That a tree survey showing all existing trees greater than 6 inches in caliper is submitted to staff;
-) That a landscape plan demonstrating conformance to the provisions of the Zoning Code concerning tree replacement, and vehicular use area perimeter and interior landscaping, subject to staff approval;



Real People. Real Possibilities.

Planning & Zoning Commission

December 13, 2018
Regular Meeting
Minutes
Page 11

-) That the location, size, and design of any future building must be consistent with those shown on the proposed plans unless otherwise approved by the Planning and Zoning Commission;
-) That the site conforms to the provisions of the Hilliard Storm Water Design Manual;
-) That any trash receptacle enclosure is screened with masonry materials to match the approved building and a metal or wood gate, subject to staff approval;
-) That all mechanical equipment, related structures or other utility hardware must be screened from view from adjacent properties and public rights-of-way, subject to staff approval;
-) That all site lighting must be from cut-off type fixtures and light trespass onto adjacent properties or rights-of-way must be consistent with the provisions of the Hilliard Design Manual; and
-) That all signage conforms the provisions of the Sign Code.

Ms. Nixon seconded the motion.

VOTE: Ms. Nixon, Yes; Mr. Lewie, Yes; Vice-Chairman Muether, Yes; Mr. Bergefurd, Yes; Mr. Uttley, Yes; Mayor Schonhardt; Yes.

STATUS: The motion passed 6-0 and CASE 7: 18-0409LC - Mid Ohio Development - 4138 Weaver Court was approved for a Level "B" site plan under the provisions of Hilliard Code Chapter 1131 for new 6,000-square-foot and 10,000-square-foot buildings, and 3 future 6,000-square-foot buildings with the 8 conditions listed above.

STATUS:	Approved
MOVER:	Chris Lewie
SECONDER:	Tracey Nixon
AYES:	Schonhardt, Lewie, Muether, Bergefurd, Nixon, Uttley
ABSENT:	Scott Movshin

Chairman's Communication

None.

Mayor's Update

Mayor Schonhardt stated that the Tree Lighting ceremony on December 2nd was well attended and everyone enjoyed themselves. The approval of the capital budget has been postponed to January. He thanked everyone for their effort and work who were involved with the Planning and Zoning Commission this year.

Committee Communication

None.

Adjournment – 7:58 PM

With no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 7:58 p.m.

Chris Lewie, Board Member
Planning & Zoning Commission

Tromy Batiste
Administrative Assistant