



Don Schonhardt, Mayor

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3800 Municipal Way, Hilliard, Ohio 43026 | Phone 614.876.7361 | www.hilliardohio.gov

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## Agenda

**Planning & Zoning Commission**  
Thursday, April 14, 2016

**Regular Meeting**  
7:00 P.M.

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- I. Call to Order**
- II. Pledge of Allegiance to the Flag**
- III. Roll Call**
- IV. Approval of the Minutes of the March 10, 2016 Meeting**
- V. Oath to tell the truth**
- VI. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)**
- VII. POSTPONED CASES:**
  - CASE 1: 15-0191LR – Tarlton Meadows – 4608 and 4643 Elliott Road and the northern most 30.2 acres of land within the Estates at Hoffman Farms PUD**  
**PARCEL NUMBER:** 050-008664, 050-009195, 120-000184, 120-000185, and 120-000173  
**APPLICANT:** Elliott Road, LLC c/o Thomas L. Hart, 2 Miranova Place, Suite 700, Columbus, Ohio 43215; and City of Hilliard c/o Clyde R. Seidle, 3800 Municipal Way, Hilliard, Ohio 43026.  
**REQUEST:** Review & approval of a Hilliard Conservation District under the provisions of Hilliard Code Chapter 1115.04 for a development consisting of 258 dwelling units and 46.7 acres of park land on 190.4 acres.
  
  - CASE 2: 16-0239LR – Norwich Cottages – 5154 Norwich Street**  
**PARCEL NUMBER:** 050-000252, 050-000364, 050-000268  
**APPLICANT:** Billie Rosnagle c/o Steven Rosnagle and Eric Ward, 7075 Riverside Drive, Dublin, Ohio 43016.  
**REQUEST:** Review & approval of a rezoning application under the provisions of Hilliard Code Chapter 1117 for a PUD Concept Plan consisting of 16 single-family residences on 2.52 acres.

**VIII. NEW CASES:**

**CASE 3: 16-0241LC – Point Blank Range & Gun Shop – 3799 Park Mill Run Drive**

**PARCEL NUMBER:** 050-007238

**APPLICANT:** 3799 Park Mill Run Partners, LLC c/o Randall Jackson, 555 Metro Place North, Suite 524 Dublin, Ohio 43017.

**REQUEST:** Review & approval of a modification of the Mill Run PUD under the provisions of Hilliard Code Chapter 1117 to modify permitted uses to permit an indoor shooting range.

**CASE 4: 16-0242LC – Ferguson Construction – 4348 Reynolds Drive**

**PARCEL NUMBER:** 050-006632

**APPLICANT:** Grovetucky Properties, LLC c/o Daniel Weaver, 400 Canal Street, P.O. Box 726, Sidney, Ohio 45365.

**REQUEST:** Review & approval of minor changes to a Level “B” site plan under the provisions of Code Chapter 1131 to permit a parking lot expansion to accommodate 14 additional spaces.

**CASE 5: 16-0243LC – Kimes Automotive – 4896 Scioto Darby Road**

**PARCEL NUMBER:** 050-002579

**APPLICANT:** Gary & Amy Kimes, 5281 Norwich Street, Hilliard, Ohio 43026.

**REQUEST:** Review & approval of a variance under the provisions of Hilliard Code Section 1129.05 to permit 2 wall signs.

**CASE 6: 16-0244LC – Hilliard Ohio Historical Society – 4162 Columbia Street**

**PARCEL NUMBER:** 050-000868

**APPLICANT:** City of Hilliard c/o Steve Mazer & Tim Woodruff, 5274 Norwich Street, Hilliard, Ohio 43026.

**REQUEST:** Review & approval of a variance from Hilliard Code Section 1129.05 to permit a temporary banner sign for a 6-month period.

**CASE 7: 16-0245LC – Whit’s Frozen Custard – 4138 Main Street**

**PARCEL NUMBER:** 050-000051

**APPLICANT:** Ronald Adkins c/o Judy Vitale, 5223 Thompson Lane, Delaware, Ohio 43015.

**REQUEST:** Review & approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.5 to convert the existing 1,006 square-foot building into frozen custard shop.

**CASE 8: 16-0246LC – Hilliard Assisted Living – 4303 Trueman Boulevard**

**PARCEL NUMBER:** 050-011217

**APPLICANT:** S-K Hilliard, LLC c/o Amy Anderson, 200 Spruce Street, #200, Denver, Colorado 80230.

**REQUEST:** Review & approval of a modification of the sign requirements (variance) under the provisions of Hilliard Code Section 1129.05 to permit more than one commercial real estate sign.

**CASE 9: 16-0247LC – Hospital & Medical Offices – Ansmil PUD Subareas C2 and C1a**

**PARCEL NUMBER:** 050-008256

**APPLICANT:** Ansmil LLC c/o Daniel B. Smith & Gary Gray (Davis Wince Ltd. Architects), 1466 Manning Parkway, Powell, Ohio 43065.

**REQUEST:** Review & approval of a lot split/deed transfer under the provisions of Code Section 1188.05, PUD modification under the provisions of Code Section 1117.08, conditional use under the provisions of Code Section 1123.03 & 1123.04, & final development plan under the provisions of the Ansmil PUD for 2 new buildings totaling 108,150 square feet.

- IX. Chairman’s Communication**
- X. Mayor’s Update**
- XI. Committee Communications**
- XII. Adjournment**