



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, September 8, 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 August 11, 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: 16-0268LR – Norwich Street Single Family – 5154 Norwich Street**  
**PARCEL NUMBER:** 050-000268, 050-000252, & 050-000364  
**APPLICANT:** Dean A. Rosnagle Trust and Billie I. Rosnagle c/o Glen Dugger, 37 West Broad Street, Columbus, Ohio 43215.  
**REQUEST:** Review & approval of an Old Hilliard District Plan under the provisions of Hilliard Code Chapter 1115 for a development consisting of 15 single-family residences on 2.85 acres.
  - CASE 2: 16-0269LC – Ashford at Sturbridge – 3750 Sturbridge Court**  
**PARCEL NUMBER:** 050-002080  
**APPLICANT:** Sturbridge Green Apartments LLC c/o Sharon Shaffer & Russ Garber (M+A Architects), 775 Yard Street, Suite 325, Columbus, Ohio 43212.  
**REQUEST:** Review & approval of a lot split under the provisions of Code Section 1188.05 and a modification of the Sturbridge Court PUD Concept Plan to permit a new 130-unit assisted living facility on 3.810 acres.
- VIII. NEW CASES:**
  - CASE 3: 16-0273LC – Arctic Express – 4445 Weaver Court North**  
**PARCEL NUMBER:** 050-002992  
**APPLICANT:** Edward Grimm c/o Cleve Igoe, 7659 Fishel Drive, Dublin, OH 43016.  
**REQUEST:** Review & approval of a conditional use under the provisions of Code Chapter 1123 to permit sales of commercial trucks and trailers.

**CASE 4: 16-0275LR – Stout Property – 2893 Hilliard Rome Road**

**PARCEL NUMBER:** 050-002927 & 050-002928

**APPLICANT:** Christopher Stout c/o Robert Dove, 2893 Hilliard Rome Road, Hilliard, Ohio 43026.

**REQUEST:** Review & approval of an application to rezone 0.745 acre from B-3 with a limited overlay to permit office uses only to R-3 under the provisions of Hilliard Code Chapter 1139.

**CASE 5: 16-0276LC – Hilliard Middle School – 2800 Walker Road**

**PARCEL NUMBER:** 053-000005

**APPLICANT:** Board of Education of the HCSD c/o Clifton Hetzel & Jennifer Fuller (Fanning Howey Associates, Inc.), 4930 Bradenton Avenue, Dublin, Ohio 43017.

**REQUEST:** Review & approval of a conditional use under the provisions of Hilliard Code Chapter 1123 to permit a public middle school and a Level “B” site plan under the provisions of Chapter 1131.

**CASE 6: 16-0277LC – Hilliard Assisted Living & Memory Care – 4303 Trueman Boulevard**

**PARCEL NUMBER:** 050-011217

**APPLICANT:** S-K Hilliard, LLC c/o Erik Bentley, 200 Spruce Street, Suite 200, Denver, Colorado 80230.

**REQUEST:** Review & approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to permit a second ground sign on Trueman Boulevard frontage and to reduce the minimum setback from the right-of-way line.

**CASE 7: 16-0278LC – OhioHealth and Auto Body Collision & Glass – 3880 Fishinger Boulevard & 3930 Ridge Mill Drive**

**PARCEL NUMBER:** 050-003367

**APPLICANT:** TNT CO c/o Chris Tumblin, 1533 Lake Shore Drive, Columbus, Ohio 43204.

**REQUEST:** Review & approval of a lot split under the provisions of Hilliard Code Chapter 1188.05 and a modification of a PUD Final Development Plan under the provisions of the Mill Run PUD Concept Plan for this site to permit a new health care facility and the expansion of an existing car repair facility.

**CASE 8: 16-0279LC – Sports on Tap – 4030 & 4036 Main Street**

**PARCEL NUMBER:** 050-000152 & 050-000174

**APPLICANT:** MCHC Management 2, LLC c/o Steve Messinger & James D. Gilbert (Millennium), 6065 Frantz Road, Suite 105, Dublin, Ohio 43017.

**REQUEST:** Review & approval of an Old Hilliard District Plan under the provisions of Hilliard Code Chapter 1115 to allow renovations to the existing buildings and to create a new outdoor seating area.

**CASE 9: 16-0280LC – One Mill Run Container Café – 3455 Mill Run Drive**

**PARCEL NUMBER:** 050-004080

**APPLICANT:** One Mill Run Management, LLC c/o Bonnie Henry, 1105 Schrock Road, Suite 511, Columbus, Ohio 43229.

**REQUEST:** Review & approval of a modification a Final Development Plan under the provisions of Hilliard Code Chapter 1117 to permit a café constructed from a shipping container with outdoor seating.

**CASE 10: 16-0282LC – NAPA Auto Parts – 3604 Main Street**

**PARCEL NUMBER:** 050-000222

**APPLICANT:** Mid-States Development Corp. c/o Illumatech Signs, 3000 Main Street Suite B, Baker, Louisiana 70714.

**REQUEST:** Review & approval of a variance under the conditions of Hilliard Code Chapter 1129 to increase the maximum size of a wall sign.

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