

CASE 2: 16-0238LC – Guide Church – 4190 Weaver Court South

PARCEL NUMBER: 050-002871

APPLICANT: Kerbler Builders c/o James Kerbler & Ben York, P.O. Box 1484, Hilliard, Ohio 43026.

REQUEST: Review & approval of a conditional use under the provisions of Hilliard Code Section 1123.03 & 1123.04 to permit a place of worship use within an existing tenant space.

Mr. Talentino presented the staff report with power point slides of the site.

The site is 3.10 acres located at the southeast corner of Northwest Parkway and Weaver Court South. It is zoned M-1, Restricted Industrial. On June 8, 2006, the Planning and Zoning Commission approved a conditional use to permit athletic instruction in gymnastics and boxing. On August 13, 2009, the Commission approved a conditional use to permit athletic instruction in boxing. On November 8, 2012, the Commission approved a conditional use to permit a place of worship within two tenant spaces totaling 6,060 square feet.

The applicant is now requesting approval of a conditional use to permit a place of worship use within an additional 6,447-square-foot tenant space. The place of worship use will occupy a total of 12,507 square feet.

The Commission is to review the proposed conditional use for conformance with the provisions of Code Section 1123.03 and 1123.04.

Staff finds that the proposed use will be consistent with the intent and purposes of the Zoning Code. Staff finds the proposed use will comply with the applicable requirements of the Code. Staff finds that the proposed use will be compatible with the character of the general vicinity. Staff finds that the proposed use will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to persons, property or the general welfare. Staff finds that the location and scale of the use, the nature and intensity of the proposed use to surrounding streets will not cause undue traffic congestion or hazards adjacent to the site or in the immediate vicinity. Based on these findings, staff recommends approval of the proposed conditional use with the following six conditions listed in the staff report.

Chairman Lewie asked if there were questions for staff.

Chairman Lewie asked was this location previously an archery a few years back?

Mr. Talentino replied I believe the proposed site is where the archery range used to be.

Chairman Lewie asked have they since vacated?

Mr. Talentino replied yes.

Chairman Lewie asked if the applicant would like to speak.

Chairman Lewie asked for public comments, hearing none he called for a motion.

MOTION: Mr. Robertson made a motion to approve CASE 2: 16-0238LR – Guide Church – 4190 Weaver Court South for a conditional use under the provisions of Hilliard Code Section 1123.03 & 1123.04 to permit a place of worship use within an existing tenant space with the following six conditions:

- 1) That the proposed use is limited to a maximum of 200 attendees for worship services or other special events provided that the applicant demonstrates conformance to the Building Code to justify said maximum occupancy;
- 2) That the proposed place of worship is conducted within the proposed tenant space;
- 3) That a zoning certificate and an occupancy permit are obtained prior to commencement of the conditional use within the proposed additional space;
- 4) That the outside storage of materials, products, stock, or equipment is prohibited unless specifically approved as part of an M-1 site plan by the Planning and Zoning Commission;
- 5) That signage conforms with the provisions of the Sign Code; and
- 6) That the conditional use terminates with a change in the scope or intensity of the use unless otherwise approved by the Planning and Zoning Commission, or with the violation of any condition of Planning and Zoning Commission approval.

Mr. Muether seconded the motion.

VOTE: Mr. Muether, Yes; Mr. Movshin, Yes; Chairman Lewie, Yes; Mr. Robertson, Yes; Mayor Schonhardt, Absent.

STATUS: The motion passed 4-0 and CASE 2: 16-0238LR – Guide Church – 4190 Weaver Court South was approved for a conditional use under the provisions of Hilliard Code Section 1123.03 & 1123.04 to permit a place of worship use within an existing tenant space with the six conditions above.