

MEETING AGENDA



Planning & Zoning Commission

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026
and Live-Streaming on YouTube

Thursday, November 10, 2022 | 7:00 pm

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Meeting Minutes – October 13, 2022
5. Oath to Tell the Truth
6. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)
7. New Cases:

CASE 1: PLAT-22-9 – THE COURTYARDS AT CARR FARMS SECTION 4 – EAST SIDE OF LEPPERT ROAD APPROXIMATELY 2,000 FEET NORTH OF DAVIDSON ROAD

PARCEL NUMBER: 050-011719

APPLICANT: Epcon Carr Farms LLC, 500 Stonehenge Parkway, Dublin, OH 43017; c/o Sydney Berry, EMH&T, Inc., 5500 New Albany Road, Columbus, OH 43054.

REQUEST: Review and approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD Concept Plan for a development consisting of 38 single-family lots on 13.026 acres.

CASE 2: PZ-22-60 – VOYLES FAMILY DENTAL – 3511 MAIN STREET

PARCEL NUMBER: 050-002808

APPLICANT: James Voyles, Voyles Family Dental, 3511 Main Street, Hilliard, OH 43026.

REQUEST: Review and approval of variances under the provisions of Hilliard Code Section 1129.08 to increase the maximum permitted sign height from 7 feet to 9 feet and to reduce the minimum required setback from 7.9 feet to 5 feet for a monument-style ground sign.

CASE 3: PZ-22-61 – LACON ROAD MULTI-TENANT SIGN – 3700-3720 LACON ROAD

PARCEL NUMBER: 050-009383 (Easthill Acres Subdivision)

APPLICANT: Leibrand Brown Campbell Ltd., 3706 Lacon Road, Hilliard, OH 43026; c/o Rebecca Green, 84 Skyline Drive, South Bloomington, OH 43103.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to increase the maximum height from 7 feet to 10 feet, to increase the maximum sign area from 50 square feet to 73.33 square feet and to permit off-premise business identification for a multi-tenant, monument-style ground sign.

CASE 4: PZ-22-62 – MILLER PIPELINE – 4990-5320 SCIOTO DARBY ROAD

PARCEL NUMBERS: 050-002800, 050-003002 & 050-002343

APPLICANT: D&D Property Management LLC, 8850 Crawfordsville Road, Indianapolis, IN 46234; Don & Dale Miller, 4990 Scioto Darby Road, Hilliard, OH 43026; c/o Chad Lowe, Miller Pipeline, 5000 Scioto Darby Road, Hilliard, OH 43026.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to reduce the minimum setback for three 18-square-foot ground signs and two flag poles from 15 feet to 0 feet.

CASE 5: PZ-22-63 – ECO PARK – 3401 MILL RUN DRIVE

PARCEL NUMBER: 050-006467

APPLICANT: Entrotech 3401 LLC, 1245 Kinnear Road, Columbus, OH 43212; c/o Leland Vogel, Como Development, 5405 Red Bank Road, Galena, OH 43021.

REQUEST: Review and approval of a revised PUD Final Development Plan under the provisions of Hilliard Code Section 1117.08 and the Mill Run PUD Concept Plan for a 15,000-square-foot addition to the existing building, a new 36,000-square-foot building and a 0.36-acre fenced outdoor storage area.

CASE 6: PZ-22-64 – TRUEPOINTE – WEST SIDE OF TRUEMAN BOULEVARD APPROXIMATELY 1,500 FEET SOUTH OF DAVIDSON ROAD

PARCEL NUMBER: 050-003043

APPLICANT: Trueman Boulevard LLC, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; c/o Shawn Boysko, Equity Construction Solutions, 4653 Trueman Boulevard, Suite 200, Hilliard, OH 43026.

REQUEST: Review and approval of a PUD Final Development Plan under the provisions of Hilliard Code Section 1117.08 and the SOMA Company PUD Concept Plan for a development consisting of 11 building lots, 359 multi-family dwelling units in 5 buildings, a 6-story parking garage with 616 parking spaces, and a 6-story parking garage with 708 parking spaces on 27.73 acres.

CASE 7: PZ-22-65 – THE PAINT SHOP NAIL STUDIO – 4227 AVERY ROAD, SUITE A

PARCEL NUMBER: 050-000950

APPLICANT: SOI Properties #7, LLC. 4673 Cranleigh Court, Dublin, OH 43016; represented by Rachel Shadwick, 1515 County Road 61, Caledonia, OH 43314; and Fast Signs of Pickerington-Reynoldsburg, 201 Clint Drive, Suite 500, Pickerington, OH 43147.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to increase the permitted number of colors for a 24-square-foot tenant sign panel.

- 8. Discussion Items
- 9. Chairman’s Communication
- 10. Committee Communications
- 11. Adjournment

[END OF AGENDA | NOVEMBER 10, 2022]