



Agenda

Planning & Zoning Commission

Thursday, February 10, 2022

Regular Meeting

7:00 P.M.

- I. Call to Order**
- II. Pledge of Allegiance to the Flag**
- III. Roll Call**
- IV. Election of Chair and Vice Chair**
- V. Approval of the Minutes of the January 13, 2022, Meeting**
- VI. Oath to tell the truth**
- VII. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)**
- VIII. POSTPONED CASE:**
 - CASE 1: PZ-21-54 – PetSuites – Southeast corner of All Seasons Drive and Britton Parkway**
 - PARCEL NUMBER:** 050-003176
 - APPLICANT:** Innsight Hospitality LLC, 4079 Lyman Drive, Hilliard, OH 43026; c/o Matt Nolan, Schueler Group, 3000 G. Henkle Drive, Lebanon, OH 45036.
 - REQUEST:** Review & approval of a lot split under the provisions of Hilliard Code Section 1188.05, a conditional use under the provisions of Code Sections 1123.03, 1123.04, and 1123.09(a) to permit kennels and pet day care, and a PUD Final Development Plan under the provisions of the 4079 Lyman Drive Redevelopment PUD Concept Plan and Development Text for an 11,000-square-foot building on 1.40 acres.
- IX. NEW CASES:**
 - CASE 2: PZ-22-1 – The Courtyards at Carr Farms Section 5 – Final Plat – 4852 Leppert Road**
 - PARCEL NUMBER:** 050-011719
 - APPLICANT:** Epcon Carr Farms LLC, c/o Joel Rhoades, 500 Stonehenge Parkway, Dublin, OH 43017; and Sydney Berry, EMH&T, 5500 New Albany Road, Columbus OH 43054.
 - REQUEST:** Review & approval of a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Carr Farms PUD for a development consisting of 35 lots and 4 reserves on 13.297 acres.

CASE 3: PZ-22-2 – Alton Place Section 1 Phase 1 – Final Plat – North side of Roberts Road approximately 2,000 feet west of Alton Darby Road

PARCEL NUMBERS: 053-000615 & 053-000616

APPLICANT: Alton Place LLC, c/o Dwight McCabe, 7361 Currier Road, Plain City, OH 43064; and Brian Johnson, American Structurepoint, 2550 Corporate Exchange Drive, Columbus OH 43231.

REQUEST: Review & approval of a modification of the HCD Development Text concerning architecture and fencing under the provisions of Hilliard Code Section 1115.04 and a Final Plat under the provisions of Hilliard Code Section 1188.05 and the Alton Place HCD for a development consisting of 69 lots and 4 reserves on 77.932 acres.

CASE 4: PZ-22-3 – Legacy Smokehouse – 3987 Main Street

PARCEL NUMBER: 050-000044

APPLICANT: Old Hilliard LTD, c/o Andy Warnock, P.O. Box 1471, Hilliard, OH 43026.

REQUEST: Review & approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115.05 for a second-story building addition.

CASE 5: PZ-22-4 – Hill Farm Lot Split – Northwest corner of Scioto Darby Road and Elliott Road

PARCEL NUMBER: 053-000322

APPLICANT: M/I Homes of Central Ohio, LLC, c/o Josh Barkan, 4131 Worth Avenue, Suite 310, Columbus, OH 43219; and EMH&T, c/o Matt Kirk, 5500 New Albany Road, Columbus, OH 43054.

REQUEST: Review & approval of a lot split under the provisions of Hilliard Code Section 1188.05 to create a 93.010-acre parcel.

- X. Discussion Items**
- XI. Chairman’s Communication**
- XII. Committee Communications**
- XIII. Adjournment**