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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, 2022

**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, 2022, Meeting**
- V. Oath to tell the truth**
- VI. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)**
- VII. NEW CASES:**
  - CASE 1: PZ-22-6 – L & A Auto Group - 4896 Scioto Darby Road**  
**PARCEL NUMBER:** 050-002579  
**APPLICANT:** Rashid Salah, 4128 Hoffman Farms Drive, Hilliard, OH 43026; c/o Kamal Chinary, 2719 West Case Road, Columbus, OH 43235.  
**REQUEST:** Review & approval of a Level “B” Site Plan under the provisions of Hilliard Code Chapter 1131 and a conditional use under the provisions of Hilliard Code Section 1123.03, 1123.04, 1123.16(b), and 1123.16(c) to permit vehicles sales and major vehicle repair on 0.93 acre.
  - CASE 2: PZ-22-12 – Sunoco - 4144 Main Street**  
**PARCEL NUMBER:** 050-000136  
**APPLICANT:** JNV Inc., 3047 Walkerview Road, Hilliard, OH 43026; and Tyler Sikkema, C&B Sign Services, 3620 Highland Green, Cincinnati, OH 45245.  
**REQUEST:** Review & approval of a variance from Hilliard Code Section 1129.02(g) to permit a ground sign with internally illuminated LED fuel pricing.
  - CASE 3: PZ-22-13 – Sherwin Williams – 3873 Park Mill Run Drive**  
**PARCEL NUMBER:** 050-007277  
**APPLICANT:** ExchangeRight Net-Leased Portfolio 54 DST, 1055 E. Colorado Boulevard, Suite 310, Pasadena, CA 91106; and Stan Young, Trinity Sign Group, 91 Lancelot Lane, Westerville, OH 43081.  
**REQUEST:** Review & approval of a variance under the provisions of Hilliard Code Section 1129.08 to permit an additional wall sign and to reduce the minimum setback for a new ground sign on 1.609 acres.

**CASE 4: PZ-22-16 – Ansmil PUD Subarea E1 Modification – 4522 Hickory Chase Way**

**PARCEL NUMBERS:** 050-011722

**APPLICANT:** Hickory Chase Titleholder LLC, c/o Green Courte Partners LLC, 303 W. Madison, Suite 1500, Chicago, IL 60606; and Curtis Prill, EMH&T, 5500 New Albany Road, Columbus, OH 43054.

**REQUEST:** Review & approval of a modification of the Ansmil PUD Development Text for Subarea E1 under the provisions of Hilliard Code Section 1117.08 to specify the minimum building and pavement setbacks from Hickory Chase Way, to modify the exterior building material standards, and to modify the lighting standards.

**CASE 5: PZ-22-17 – The Courtyards at Carr Farms Section 6 – 4852 Leppert Road**

**PARCEL NUMBERS:** 050-008252

**APPLICANT:** Epcon Carr Farms LLC, 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 Concept Plan for a development consisting of 31 single-family lots on 8.398 acres.

**CASE 6: PZ-22-18 – Zoning Code Amendment**

**APPLICANT:** City of Hilliard, c/o Michelle Crandall, City Manager. 3800 Municipal Way, Hilliard, OH 43026.

**REQUEST:** Review & approval of a zoning code amendment to Code Section 1105.08 to add a definition for “Short-term Rental” to Code Section 1115.02 to add “Short-term Rental” and “Bed and Breakfast Inns” as permitted uses in the OH-MD, Old Hilliard Mixed Use District, and OH-RD, Old Hilliard Residential District, zoning districts and Code Chapter 1121 to add associated development standards.

**CASE 7: PZ-22-20 – Alton Place – Northwest corner of Roberts Road and Alton Darby Road**

**PARCEL NUMBERS:** 53-000006, 053-000615, 053-000616 and 053-000714

**APPLICANT:** Alton Place LLC, c/o Dwight McCabe, 7361 Currier Road, Plain City, OH 43064; and Fischer Homes, c/o Emily Page, 3940 Olympic Boulevard, #400, Erlanger, KY 41018.

**REQUEST:** Review & approval of a variance under the provisions of Hilliard Code Section 1129.08 to permit 5 subdivision development advertising signs with more than 4 colors and to permit increased maximum sign size and maximum height.

**VIII. Discussion Items**

**IX. Chairman’s Communication**

**X. Committee Communications**

**XI. Adjournment**