

Real People. Real Possibilities.™

AGENDA

Regular Council Meeting

7:00 PM April 25, 2022

Council Members:

Andy Teater

Omar Tarazi

Les Carrier

Tina Cottone

Peggy Hale

Pete Marsh

Cynthia Vermillion

President

Vice President

Michelle Crandall, City Manager

Diane (Dee) Werbrich, Clerk of Council

City Hall, Council Chambers • 3800 Municipal Way, Hilliard, OH 43026



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Hilliard City Council established the following five broad Strategic Focus Areas to guide the vision of the City. Under each of these Focus Areas is one significant goal to be prioritized during 2021-2022.

Strategic Focus Area #1 – Excellent, Innovative City Services

- Goal Statement – The City will ensure continued delivery of excellent and innovative services in the years ahead by developing a long-term financial plan focusing on fiscal resilience and sustainability.

Strategic Focus Area #2 – Family-friendly, Engaged Community

- Goal Statement – The City will focus on transparency, public trust and resident involvement by developing and implementing a community engagement and communications plan.

Strategic Focus Area #3 – Distinct, Well-Planned Community

- Goal Statement – The City is committed to implementing a strategy that includes public infrastructure maintenance and delivery of City services that support residents as they maintain properties in our older neighborhoods.

Strategic Focus Area #4 – Quality Commercial Development

- Goal Statement – The City will create and implement an economic development plan focused on the attraction, retention, growth and creation of businesses and jobs that provide a strong tax base and quality development.

Strategic Focus Area #5 – Valued Cultural and Recreational Amenities & Programs

- Goal Statement – The City will meet the community's needs for indoor recreational, health and wellness amenities and programming by engaging strategic partners to plan and build a new community center.



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I. Invocation and Pledge of Allegiance

Invocation – President Teater

The Pledge of Allegiance to the Flag of the United States of America – Mr. Carrier

II. Roll Call

III. Approval of Minutes

A. April 11, 2022, Regular Meeting

B. April 13, 2022, Special Meeting

IV. Commission and Board Reports

Board of Zoning Appeals

Peggy Hale

Destination Hilliard

Cynthia Vermillion

Environmental Sustainability Commission

Pete Marsh

MORPC

City Manager Crandall

Planning & Zoning Commission

Peggy Hale

Public Arts Commission

Omar Tarazi

Recreation and Parks Advisory Commission

Les Carrier/Andy Teater

Shade Tree Commission

Andy Teater

Other Boards/Commissions

President and Vice President

V. Recognition and Special Guests

A. Proclamation – Eagle Scout Tarazi

VI. Changes to the Agenda

VII. Consent Agenda

VIII. Public Comments (Items not on the Agenda)

Public Notice: Any member of the public addressing Council on items not on this agenda are asked to sign the speaker's sign-in form so the Clerk will have accurate information about your name and address. Each speaker will contain their comments to **3 minutes** and shall conduct themselves in a professional manner.

IX. Business of the Council

A. Ordinances

Second Readings/Public Hearings - None

First Readings

22-16 APPROPRIATING FUNDS FOR IMPROVEMENTS TO MERCHANT PARK, THE LABYRINTH PROJECT.

B. Resolutions

Public Notice: Any member of the public addressing Council on the Public Hearing on **22-R-35** below are asked to sign the speaker's sign-in form so the Clerk will have accurate information about your name and address. Each speaker will contain their comments to **3 minutes** and shall conduct themselves in a professional manner.

22-R-35 APPROVING THE APPLICATION TO ADD PROPERTY TO THE HILLIARD COMMUNITY AUTHORITY AND DETERMINING THAT ADDING THE PROPERTY IS CONDUCIVE TO THE PUBLIC SAFETY, CONVENIENCE, AND WELFARE.



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22-R-36 APPROVING CHANGES TO THE ANSMIL PLANNED UNIT DEVELOPMENT ("PUD") PLAN AND TEXT TO SPECIFY THE MINIMUM BUILDING AND PAVEMENT SETBACKS AND MODIFY THE EXTERIOR BUILDING MATERIAL AND LIGHTING STANDARDS FOR SUBAREA E1.

22-R-37 AUTHORIZING THE DIRECTOR OF FINANCE TO TRANSFER FUNDS FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND AND TO THE RECREATION AND PARKS FUND.

X. President's Communication

XI. Staff Reports

A. 1st Quarter Financial Review

XII. City Manager Updates

XIII. Items for Council Discussion

Adjournment



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CITY COUNCIL

April 11, 2022 Regular Meeting Minutes

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation - Reverend Kate Shaner, First Community Church.

Ms. Vermillion led The Pledge of Allegiance to the Flag of the United States of America.

ROLL CALL

Attendee Name:	Title:	Status:
Andy Teater	President	Present
Omar Tarazi	Vice President	Present
Les Carrier	Councilman	Present
Tina Cottone	Councilwoman	Present
Peggy Hale	Councilwoman	Present
Pete Marsh	Councilman	Present
Cynthia Vermillion	Councilwoman	Present

Staff Members Present: City Manager Michelle Crandall, Law Director Phil Hartmann, Assistant City Manager Dan Ralley, Finance Director Dave Delande, Police Chief Eric Grile, Deputy Police Chief Mike Woods, City Engineer Clark Rausch, Community Relations Director David Ball, Economic Development Director David Meadows, Recreation and Parks Director Ed Merritt, Transportation and Mobility Director Letty Schamp and Clerk of Council Diane Werbrich

APPROVAL OF MINUTES

President Teater asked if there were any changes or corrections to the March 28, 2022, Regular meeting minutes. Hearing none, the minutes were approved as submitted.

STATUS:	Accepted
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

COMMISSION AND BOARD REPORTS

Board of Zoning Appeals - No report

Destination Hilliard - No report.

Environmental Sustainability Commission - Mr. Marsh announced Earth Day collection will be April 23, 2022, from 10:00 a.m. to 12:00 p.m.

Mid-Ohio Regional Planning Commission (MORPC) - Ms. Crandall announced that she and Ms. Cottone will be attending a meeting on Thursday, April 14, 2022.

Planning and Zoning - Ms. Hale reported a meeting is scheduled for Thursday, April 14, 2022.

Public Arts - No report

Recreation and Parks Advisory Commission - Mr. Carrier stated a meeting will be held on Wednesday, April 13, 2022.

Shade Tree Commission - No report.

Other Boards/Commissions - No report.

Minutes Acceptance: Minutes of Apr 11, 2022 7:00 PM (Approval of Minutes)

RECOGNITION AND SPECIAL GUESTS - NONE
CHANGES TO THE AGENDA - NONE

CONSENT AGENDA

A. LIQUOR PERMIT REQUEST - SCRAMBLERS (3939 BRITTON PARKWAY)

Council approved the Consent Agenda and did not request a hearing on a new Liquor License at 3939 Britton Parkway (Scramblers) by Voice Vote.

STATUS:	Approved
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA) - NONE

BUSINESS OF THE COUNCIL

A. Ordinances

SECOND READINGS/PUBLIC HEARINGS

No one in attendance spoke for or against Ordinances 22-13-, 22-14 and 22-15 at the Public Hearing.

22-13 APPROPRIATING FUNDS IN ORDER TO REIMBURSE THE FRANKLIN COUNTY ENGINEER'S OFFICE FOR THE SCIOTO DARBY ROAD RESURFACING PROJECT.

STATUS:	Adopted (7-0)
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
President Teater announced 22-13 passed and would take effect at the earliest time allowable by law.	

22-14 AMENDING SECTION 149.04 OF THE CITY'S CODIFIED ORDINANCES REGARDING THE NUMBER OF MEMBERS TO BE APPOINTED TO THE ENVIRONMENTAL SUSTAINABILITY COMMISSION.

STATUS:	Adopted (7-0)
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
President Teater announced 22-14 passed and would take effect at the earliest time allowable by law	

22-15 AMENDING SECTION 149.07 OF THE CITY'S CODIFIED ORDINANCES REGARDING THE MEMBERSHIP OF THE HILLIARD RECREATION AND PARKS ADVISORY COMMISSION.

STATUS:	Adopted (7-0)
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
President Teater announced 22-15 passed and would take effect at the earliest time allowable by law.	

B. Resolutions

22-R-27 AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT (PSA) WITH PRIME AE GROUP, INC TO PROVIDE GENERAL ENGINEERING SERVICES.

Ms. Schamp stated there are three different Professional Services Agreements (PSA) for general engineering services before Council for consideration this evening. All are for on call and as directed by staff contracts, and service multiple divisions. These are annual contracts and eligible for up to four, one-year extensions if the service they provide is satisfactory. Ms. Schamp mentioned that the City has worked with these firms in the past and they provided excellent service to the City and the recommendation is to enter into new contracts with each of these firms.

Ms. Schamp reported this resolution is a PSA with Prime AE for construction services for a variety of construction projects. She added this is a contract only with no expenditures because the expenditures would be brought before Council for approval with the corresponding construction contract. Ms. Schamp stated the PSA with DLZ is exactly the same as this because the City prefers to have two different firms available for construction services depending on the workload with both the City and the consultants.

President Teater asked if engineering firms are facing labor shortages. Ms. Schamp replied that she is unsure if they are short on labor, but they are very busy.

STATUS: Adopted (7-0)
MOVER: Cynthia Vermillion
SECONDER: Omar Tarazi
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
 President Teater announced 22-R-27 passed and will take effect at the earliest time allowable by law.

22-R-28 AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT (PSA) WITH GPD GROUP TO PROVIDE GENERAL ENGINEERING SERVICES AND AUTHORIZING AN EXPENDITURE.

Ms. Schamp explained this PSA is for specific tasks. The contract traffic engineer, which is funded through both the City's Operating and Capital Budgets and the total amount authorized in 2022 is \$65,000.00 in that category. General plan review services support predominantly is for some of the City's development plan reviews, which is funded through the Operating Budget and the total amount authorized in 2022 is \$75,000.00 for a total 2022 authorized expenditure of \$140,000.00.

Ms. Vermillion asked at what point does it make sense to have someone on staff to perform these services. Ms. Schamp replied perhaps a contract traffic engineer but there is always expertise that is received from a consultant and is it something that the City would need every day, or it would fluctuate. She added the City is a growing community and would need to be evaluated as part of the Operating and Capital Budgets in any given year.

STATUS: Adopted (7-0)
MOVER: Cynthia Vermillion
SECONDER: Omar Tarazi
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
 President Teater announced 22-R-28 passed and will take effect at the earliest time allowable by law.

22-R-29 AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT (PSA) WITH DLZ OHIO, INC TO PROVIDE GENERAL ENGINEERING SERVICES.

STATUS: Adopted (7-0)
MOVER: Peggy Hale
SECONDER: Pete Marsh
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
 President Teater announced 22-R-29 passed and will take effect at the earliest time allowable by law.

22-R-30 AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT WITH STREETSCAN, INC FOR A CITYWIDE SIDEWALK, TRAIL, AND CURB RAMP INVENTORY AND ASSESSMENT AND AUTHORIZING THE EXPENDITURE OF FUNDS.

Ms. Schamp reported at a previous Committee of the Whole meeting she mentioned that she would be bringing forward a contract for the overall Citywide condition and assessment of all sidewalks, trails and curb ramps and this is that piece of legislation. She noted StreetScan is not a company the City has worked with in the past but after a demo of their software in March staff thought this would be a good tool for a condition assessment and includes software that can be used to develop scenarios to bring forward to Council as part of the budget process. Ms. Schamp reported the total amount for sidewalk services is \$132,551.00 with approximately a 10% contingency because their price is based on what the City has told them in terms of the mileage of sidewalks trails. She added the software is \$11,000.00 per year.

Ms. Schamp answered questions Ms. Cotton submitted earlier via email.

1) 3.1 Designate in writing a person to act as the Municipality representative...who is this person? Ms. Schamp stated it would be her. The day-to-day operation of the project will be the staff engineer who would be working with their staff on a regular basis and she would be overseeing that work.

2) Regarding the \$85.00 GIS technician rate. Ms. Schamp explained that the City has to provide them with the City's GIS data but if there are certain sidewalk or trail assets that are not digitized and they have to do that for the City, that is the rate they would charge for that service.

Vice President Tarazi stated there will be imaging of all sidewalks, but a lot of the newer sidewalks would look the same in ten years because they do not deteriorate that quickly and the older sidewalks are in a more precipitous state of decline. He asked if there is added value by doing the newer sidewalks and how many times will they go back and measure. Ms. Schamp replied that this could be an exercise that could be done every five to seven years. She noted that if the newer sidewalks are not included then the City would not have the full asset data and there is value with having a broad picture of where we are Citywide. Vice President Tarazi asked what the added value is for the new subdivisions with new sidewalks, where the trees are small. Ms. Schamp replied it gives the City a picture of how many miles of sidewalks and what percentage of them are in what condition. She noted if Council wanted to take out the newer developments, it would reduce the cost and the data could be collected on the next round. Ms. Schamp stated the recommendation is to do all sidewalks. Ms. Crandall added that in the newer neighborhoods the City could see how much trees in the tree lawn are impacting the sidewalks within the first few years, which allows for long-term planning and budgeting.

Ms. Vermillion asked if the Citizen Engagement pertains to the City. Ms. Schamp replied that the City will not be using that piece and that their original proposal was all of the services they provide and the City selected to use their sidewalk, trail and curb ramp inventory assessment.

Mr. Carrier asked when concrete will be poured. Ms. Schamp replied that, as she stated two weeks ago, as part of the Street Maintenance Program every year when resident-led complaints about City street tree upheavals and are done as part of that program. In addition to that, as part of the Sidewalk Program, some of the City's curb ramps will be assessed and if they are a priority and need to be corrected, they will be corrected with the budgeted construction dollars.

Ms. Schamp addressed the following questions Council asked during the last meeting:

- 1) How many households receive a hardship discount for trash collection. Ms. Schamp stated 48 households and are spread throughout the City.
- 2) What criteria was received and reviewed to establish resident discounts. Ms. Schamp reported proof of hardship to include Medicaid, welfare, food stamps, Franklin County public assistance, the Home Energy Assistance Program (HEAP) or Percentage of Payment Plus (PIP), which is based on how much a family spends on utilities.
- 3) Proof of ownership of the property. Ms. Schamp explained the City would accept a copy of a recent tax bill from the Auditor's website or a copy of the deed.
- 4) Has the process worked well and is it reasonable for the City to follow a similar program. Ms. Schamp replied yes.
- 5) Street maintenance in general and how much has the City spent in the last few years on sidewalk improvements. Ms. Schamp reported the cost for curb ramps, sidewalks and street trees to include removal of street trees and adding new street trees. 2019 = \$172,549.00, 2020 = \$349,642.00. The reason for this increase is because a lot of curb ramps were done in 2020 and a lot of street trees. 2021 = \$238,239.00.

Ms. Vermillion asked if there are street trees planted in the new subdivisions. Ms. Schamp believes so. Ms. Vermillion stated if the new developments are getting street trees, sometime in the future those sidewalks will need fixing and the City would be responsible for fixing them. Ms. Schamp agreed and mentioned that hopefully the City has selected better species of trees to be more harmonious with the street side environment so that the sidewalk fare better in the future.

STATUS:	Adopted (7-0)
MOVER:	Tina Cottone
SECONDER:	Pete Marsh
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
President Teater announced 22-R-30 passed and will take effect at the earliest time allowable by law.	

22-R-31 AUTHORIZING THE CONSTRUCTION AND EXPENDITURE OF FUNDS IN ORDER TO BUILD A FIBER OPTIC CABLE TO FATHER DIPIETRO PARK AND THE TRAFFIC SIGNAL AT DAVIDSON AND DUBLIN ROAD.

Mr. Powell explained that this legislation authorizes funds to build the City's existing fiber network from Trueman Boulevard to the intersection of Dublin/Davidson Roads. It will also go back to the new Father DiPietro Park for security and access control to the building and bring it into the City's system. Mr. Carrier asked what the cost is. Mr. Powell replied that the cost is not to exceed \$85,000.00

STATUS:	Adopted (7-0)
MOVER:	Cynthia Vermillion
SECONDER:	Les Carrier
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
President Teater announced 22-R-31 passed and will take effect at the earliest time allowable by law.	

22-R-32 AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT (PSA) WITH ALL SECURED SECURITY SERVICES LLC FOR THE PURCHASE AND BUILD OF ACCESS CONTROL IN ALL CITY STRUCTURES.

Mr. Powell explained this legislation authorizes not to exceed \$250,000.00 in funds to replace all the controllers that work the doors or any secure area. The current system is an older system that was purchased in 2008 and the company was bought out last year and are no longer supporting the system software or controllers. This system is not an open system, and the controllers are proprietary. Once the software goes, the controller goes and there are a lot of doors that cannot be brought online now because the City is out of licenses and the company will not sell any more. He added the new controllers will be

an open system and if the company that supports the software is bought, the controllers would still be operational.

Vice President Tarazi asked if the sidewalk system is an open system. Mr. Powell replied one of the conditions is that the data is provided in the City's GIS format so it can be imported directly into the City's system.

Ms. Hale asked if the Fire Department will use the same system. Mr. Powell replied that it is his understanding that they are looking at the same system but is not sure what was approved. Ms. Hale asked would a different system be a problem. Mr. Powell replied if they choose an open system, the keys can be programmed to work on the controllers.

STATUS: Adopted (7-0)
MOVER: Les Carrier
SECONDER: Tina Cottone
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
 President Teater announced 22-R-32 passed and will take effect at the earliest time allowable by law.

22-R-33 RE-APPOINTING MEMBERS TO THE PUBLIC ARTS COMMISSION.

Ms. Crandall stated this is to reappoint two existing members to two-year terms.

STATUS: Adopted (7-0)
MOVER: Les Carrier
SECONDER: Peggy Hale
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
 President Teater announced 22-R-33 passed and will take effect at the earliest time allowable by law.

22-R-34 APPOINTING COUNCIL MEMBER CYNTHIA VERMILLION TO THE COLUMBUS REGION SPECIAL IMPROVEMENT DISTRICT.

Mr. Marsh explained that this is for appointment to the Special Improvement District where property owners can have funds for their sustainability upgrades through additional property taxes, which must be approved by a board

STATUS: Adopted (7-0)
MOVER: Peggy Hale
SECONDER: Omar Tarazi
AYES: Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion
 President Teater announced 22-R-34 passed and will take effect at the earliest time allowable by law.

PRESIDENT'S COMMUNICATION

President Teater announced there will be a Special Council meeting, Wednesday, April 13, 2022, at 5:30 PM and reminded Council of the Council Retreat on Thursday, April 21, 2022. He reported that there is a vacancy on the Shade Tree Commission and encouraged interested residents to visit the website to apply. President Teater wished everyone a Happy Easter.

STAFF REPORTS

A. PURCHASING BODY WORN CAMERAS

Ms. Crandall reported the purchase of body worn cameras was approved by Council, included in the CIP. and will be purchased from Motorola off a State bid contract.

Ms. Cottone asked if the cameras are always recording whether they are turned on or not. Chief Grile agreed and stated the patrol vehicles are the same way where they constantly record and record over itself until there is an interaction with the lights coming on in the car or the officer pushes the button, which then goes back to a predetermined period and locks that video as permanent video until it is downloaded. Ms. Cottone asked if the cameras record audio and video. Chief Grile replied the cameras record both audio and video.

Ms. Hale asked if the cameras have a live mode. Chief Grile replied that the cameras do have a live mode, but it is administratively controlled through policy as to who and when they can access live video. He added through the mobile modem in the trunk, not only can they log in and watch but every time they dock the camera it dumps the recorded video to free up the space on the camera. Ms. Hale asked if there is a policy for when someone in the public requests a clip. Chief Grile explained that the State of Ohio passed public records laws two years ago that were very descriptive and specific on body camera footage and how it relates to public records. He added, generally it is releasable, but they would go through and watch it in case something needed to be redacted. For every minute that is watched, it is a minute to redact and a minute to watch it again to make sure it was redacted correctly. They are quickly released but they go through due diligence of watching the footage to ensure information is not accidentally released.

Ms. Vermillion asked when the cameras will be ready. Chief Grile replied they have ordered them, and they were told eight weeks. He noted it is their goal that these are purchased, received and rolled out in stages with everyone having a body camera and the system fully implemented by the end of the summer.

B. DUBLIN ROAD SHARED-USE PATH PROPOSED PROJECT

(See Ms. Schamp's Attached Presentation)

Ms. Schamp asked if Council supports the City partnering with Franklin County and the City of Columbus on an application for MORPC Contributable Funds for this specific project.

Mr. Carrier asked if Heritage Trail Extension is not one for Federal funds because of its location and the call to action to it. Ms. Schamp replied that the challenge of going for Federal funding when a railroad is involved, is the right-of-way acquisition piece of it. Mr. Carrier then asked if this is going to be a shared use, could the City start acquisition as soon as it is approved. Ms. Schamp replied that the City cannot start right-of-way acquisition if it is federally funded because it must go through the right-of-way acquisition process in the Uniform Act, which means right-of-way acquisition cannot start until there is an approved federal project. Mr. Carrier asked which side of the road this path would be on. Ms. Schamp replied there must be right-of-way plans when the project is completed. She added right-of-way cannot be by right-of-way until you know exactly what you need. Mr. Carrier asked if the path will be on the east or west side. Ms. Schamp replied that the location is yet to be determined. She noted that regardless of what side it will be on, there will be key crosswalk and lighting improvements at certain locations. Mr. Carrier inaudible.

President Teater asked if there are plans for the Hayden Run Trail to go to Dublin Road. Ms. Schamp replied that is in the long-rang plans and is a multi-jurisdictional project. She added it is challenging along river corridors.

Vice President Tarazi asked if the money will not be spent until 2027 and would be committed to this project then. Ms. Schamp replied that as she understands the process, if this project is awarded the funding, the schedule is figured out so the funding would be allocated over several years, which would similarly take place in the City's budget to start programming the City's portion of funds. Ms. Schamp noted the design must be 100 percent funded by the local agencies and the City would have to start budgeting approximately 40 percent of the design costs. Most projects are not a linear line in terms of costs and the design costs would be small and then construction costs go up. Ms. Schamp commented that if this project is funded at 80-20, it would be a great project and a great opportunity. Vice President Tarazi asked if the funding will be allocated in 2022 for a 2027 project. Ms. Schamp replied that if this

project is funded, there would be partnering agreements that would lay out the criteria for how this would be implemented, who would lead it and how funding would happen and when. This would most likely be a cooperative agreement that the City would enter with the Franklin County Engineer's office and the City would treat this as any other Capital project, but if the City is committing to getting the federal funds, then the City will have to commit to the local share. Ms. Crandall added staff is not asking Council for a commitment of funds right now, just for the approval of the City moving forward with the application. If the project is awarded funding, staff would have to come back to Council, with the other partners, to make a commitment of the funds in the CIP.

Mr. Marsh stated that it was discussed that the pedestrian pathway across I-270 on Cemetery Road could be a federal project and asked if that would inhibit this project. Ms. Schamp replied that they would be competing projects. Mr. Marsh asked if the City is moving forward with that project. Ms. Schamp replied the City is moving forward with the feasibility study and one of the deliverables for the consultant was to submit not only a grant application for MORPC Attributable Funds but also safety funds, which are additional federal dollars that could be used for a project of this nature. She noted the Dublin Road trail would not be a good candidate for safety funds, but the Cemetery Road Overpass would be. Mr. Marsh asked if that is a good strategy for the City. Ms. Schamp replied that she thought it was a good strategy because of the increased amount of funding from the infrastructure bill and the priority on ped/bike.

Ms. Vermillion asked how many miles this project is. Ms. Schamp replied that it is approximately five miles of trail.

Ms. Hale asked if this would link to any of the current trails. Ms. Schamp replied that it would be like the trails at Quarry Trails Metro Park, which link into the Scioto Trail that goes downtown and links to the entire network throughout Central Ohio. She reported the Heritage Trail, that has been on the City's radar, would connect with this to Quarry Trails Metro Park. Ms. Schamp added she hopes the Heritage Trail is done before this. Ms. Hale asked if the 80-20 is a percentage. Ms. Schamp replied that she cautions the 80-20 because typically there are more projects submitted than funds available so they may come back and ask if it could be a 70-30 or a 60-40 split.

Ms. Cottone asked what the safety components Ms. Schamp mentioned are for funding. Ms. Schamp replied typically it looks at crashes and vulnerable road users and safety issues. She mentioned the experienced cyclist may be comfortable using Dublin Road, but the inexperienced rider may not. Ms. Cottone then asked when the public comment period is. Ms. Schamp replied that any funding commitments by MORPC always have a public comment period.

Mr. Carrier, seconded by Ms. Cottone, moved to support the City moving forward with the application for MORPC Attributable Fund with Franklin County and the City of Columbus for the Dublin Road Path Project by Voice Vote.

STATUS:	Approved (7-0)
MOVER:	Les Carrier
SECONDER:	Tina Cottone
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

CITY MANAGER UPDATES

Ms. Crandall reported the Special Council meeting on Wednesday, April 13, 2022, with Prime AE and Barker Rinker Seacat who are the architectural firms involved in the community recreational and wellness center. This will be an interactive workshop with the RPAC and the ESC. She mentioned they will be doing a similar input session with staff the next day.

Ms. Crandall thanked the Community Relations Team for the Your Hilliard publication with the City's programming and the City's Annual Report. She also thanked them for the State of the City video.

Ms. Crandall announced that this is Chief Grile's last Council meeting, and his retirement date is May 6, 2022. She stated he will be greatly missed and thanked him for his years of service to the City.

ITEMS FOR COUNCIL DISCUSSION

Mr. Carrier asked when a discussion regarding the Norwich Township letter will be held. Ms. Crandall replied that staff continues to gather information and it should be presented to Council at the next meeting.

Mr. Carrier would like the action review on the waterline issue at Tremont. It is his understanding that the waterline was hit a couple of times and asked if the City has any recourse when that happens. Ms. Crandall replied that the City's response shows that they are responsible for restitution and repair.

Mr. Marsh, seconded by Ms. Hale, moved to adjourn the meeting by Voice Vote.

MOVER:	Pete Marsh
SECONDER:	Peggy Hale
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

ADJOURNMENT – 8:03 PM

Andy Teater, President
City Council

Diane Werbrich, MMC
Clerk of Council

Approved: _____



Real People. Real Possibilities.™

CITY COUNCIL

April 13, 2022 **Special Meeting Minutes**

ROLL CALL OF MEMBERS

President Teater called the meeting to order at 5:30 PM.

Attendee Name:	Title:	Status:
Andy Teater	President	Present
Omar Tarazi	Vice President	Present
Les Carrier	Councilman	Present
Tina Cottone	Councilwoman	Present
Peggy Hale	Councilwoman	Arrived at 5:58 PM
Pete Marsh	Councilman	Present
Cynthia Vermillion	Councilwoman	Present

Staff Members Present: City Manager Michelle Crandall, Assistant City Manager Dan Ralley, Recreation and Parks Director Ed Merritt, Parks and Recreation Staff members, Erin Duffee, Megan Goudy, Geoff Dew and Clerk of Council Diane Werbrich

ESC Members Present: Hosni, Cheshire, Smith, Vega, Muth, Wright, Willis

RPAC Members Present: Schooley, Lentz, Gara, Rice, McDonough, Richardson, Kobbs

Others Present: Prime AE: Craig Vander Veen, Sarah Johansen; BRS Connie Osborn, Keith Hayes; PROS Arnie Biando

President Teater stated Council Rule 5.03 requires an audio be made of all Council proceedings. Unfortunately, the current audio/video in Council Chambers will not accommodate a clear experience for the viewing public since this exercise will be taking place in the public portion of Chambers.

Mr. Carrier, seconded by Vice President Tarazi, moved to suspend Council Rule 5.03 to not require an audio recording of this meeting by Voice Vote.

MOVER:	Les Carrier
SECONDER:	Omar Tarazi
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

BUSINESS

A. Community Recreation and Wellness Center Programming – Interactive Exercise with the Architectural Team

Mr. Carrier, seconded by Mr. Marsh, moved to adjourn the Special meeting by Voice Vote.

Minutes Acceptance: Minutes of Apr 13, 2022 5:30 PM (Approval of Minutes)

MOVER:	Les Carrier
SECONDER:	Pete Marsh
AYES:	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

ADJOURNMENT – 8:00 PM

Andy Teater, President
City Council

Diane Werbrich, MMC
Clerk of Council

Approved: _____

Council Memo: Legislation (22-16)

Subject: Appropriation of Funds for Merchant Park Labyrinth Project
From: Michelle Crandall, City Manager
Initiated by: Ed Merritt, Director of Recreation & Parks
Date: April 25, 2022

Executive Summary

This legislation would appropriate an additional \$20,000 to Recreation and Parks CIP fund (RP-2) for the 2022 capital improvement budget to help fund Merchant Park, Hilliard Rotary Club labyrinth project (the "Project"). The Hilliard Rotary Club has agreed to reimburse the City as we partner to bring this new amenity to our park system.

Staff Recommendation

Staff recommends that Council approve the appropriation request to ensure that this Project remains on schedule.

Background

The Recreation and Parks Department and the Hilliard Rotary Club have partnered in order to construct the Project at Merchant Park. The City and the Hilliard Rotary Club wanted to focus on an amenity that would help with the mental health issues we are dealing with on a more regular basis. This Project will provide a place of peace and tranquility, where residents can come to center themselves and use for meditation. It is said by walking the path to the center of the labyrinth an immense weight is removed from the participants shoulders.

The Project, as shown in the attachment, will consist of a 54' in diameter labyrinth that will be situated just North of the existing train stop/gazebo, and include additional benches, paths, and plantings. The City plans to bid this project using Bid Express during the month of May with installation taking place in July 2022.

Because of this partnership, the Hilliard Rotary Club agrees to reimburse the City an \$20,000 to help fund the Project (reimbursable in two payments, one in 2022, the other in 2023).

Financial Impacts

By appropriating an additional \$20,000, the full cost of the Project will be available for the City to bid and complete the Project this year. The Hilliard Rotary Club has agreed to donate \$20,000 to the City for this Project, reimbursable over two years.

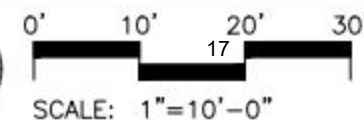
Expected Benefits

This partnership will be utilized to improve amenities in Merchant Park by constructing a 54' labyrinth, additional paths, benches, and plantings, see exhibit A.

Attachments

- Attachment One – Merchant Park Project

ENLARGEMENT- 2





Ordinance: 22-16

Passed:

Page 1 of

Effective:

APPROPRIATING FUNDS FOR IMPROVEMENTS TO MERCHANT PARK, THE LABYRINTH PROJECT.

WHEREAS, the City owns the land located at 5467 Center Street, on which Merchant Park is located; and

WHEREAS, the City and the Hilliard Rotary Club desires to improve amenities at the Merchant Park (collectively, the "Park Project") to better serve the community; and

WHEREAS, the Hilliard Rotary Club has pledged \$20,000 to partner with the City for use in Merchant Park; and

WHEREAS, on December 13, 2022, City Council approved Ordinance No. 21-41 (the "2022 Capital Budget"), which approved \$40,000 for the Park Project; and

WHEREAS, the City desire to appropriate an additional \$20,000 for the Park Project in order to complete this year.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Hilliard, Ohio that:

SECTION 1. An appropriation in the amount of \$20,000 is authorized from Fund 304, Object 55/53 for RP-2 for the purpose of designing and constructing the amenities in Merchant Park.

SECTION 2. This Ordinance shall be in effect from and after the earliest time provided for by law.

ATTEST:**SIGNED:**

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Ordinance 22-16						
<input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Passed <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Held Over <input type="checkbox"/> Referred <input type="checkbox"/> Withdrawn <input type="checkbox"/> First Reading <input type="checkbox"/> Positive Recommendation <input type="checkbox"/> No Recommendation			Yes/Aye	No/Nay	Abstain	Absent
	Andy Teater		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Omar Tarazi		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Les Carrier		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tina Cottone		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peggy Hale		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pete Marsh		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cynthia Vermillion		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Council Memo: Legislation (22-R-35)

Subject: Adding Property to the Hilliard Community Authority
From: Michelle Crandall, City Manager
Initiated by: Kelly Clodfelder, Staff Attorney
Date: April 25, 2022

Executive Summary

This resolution approves adding the Hill Farm Property to the Hilliard Community Authority ("HCA").

Staff Recommendation

Staff recommends that Council adopt this piece of legislation.

Background

In late 2017 and early 2018 City Council approved creation of the HCA. The developments currently in the HCA are the Carr Farms PUD (Courtyards at Carr Farms/Epcon Development, the Buck-Leesman PUD (i.e. Tarlton Meadows Development/Pulte), and the Tarlton Meadows PUD (i.e. Tarlton Meadows West Development/Pulte & Rockford).

On August 23, 2021, Hilliard City Council passed Ordinance No. 21-20 rezoning approximately 160± acres from Rural Residential to Hilliard Conservation District, to be known as the Hill Farm Development. On that same date, Hilliard City Council also passed Ordinance No. 21-21 authorizing the City Manager to enter into a Development Agreement with M/I Homes of Central Ohio LLC. As a requirement of the Agreement, M/I Homes is required to join the Hilliard Community Authority.

On March 28, 2022, City Council adopted Resolution No. 22-R-20 finding that M/I Home's petition to join the HCA was sufficient and complied with statutory requirements. After advertising the application for a required 3 weeks, this Resolution formally approves the application to add Hill Farm Property to the HCA.

Financial Impacts

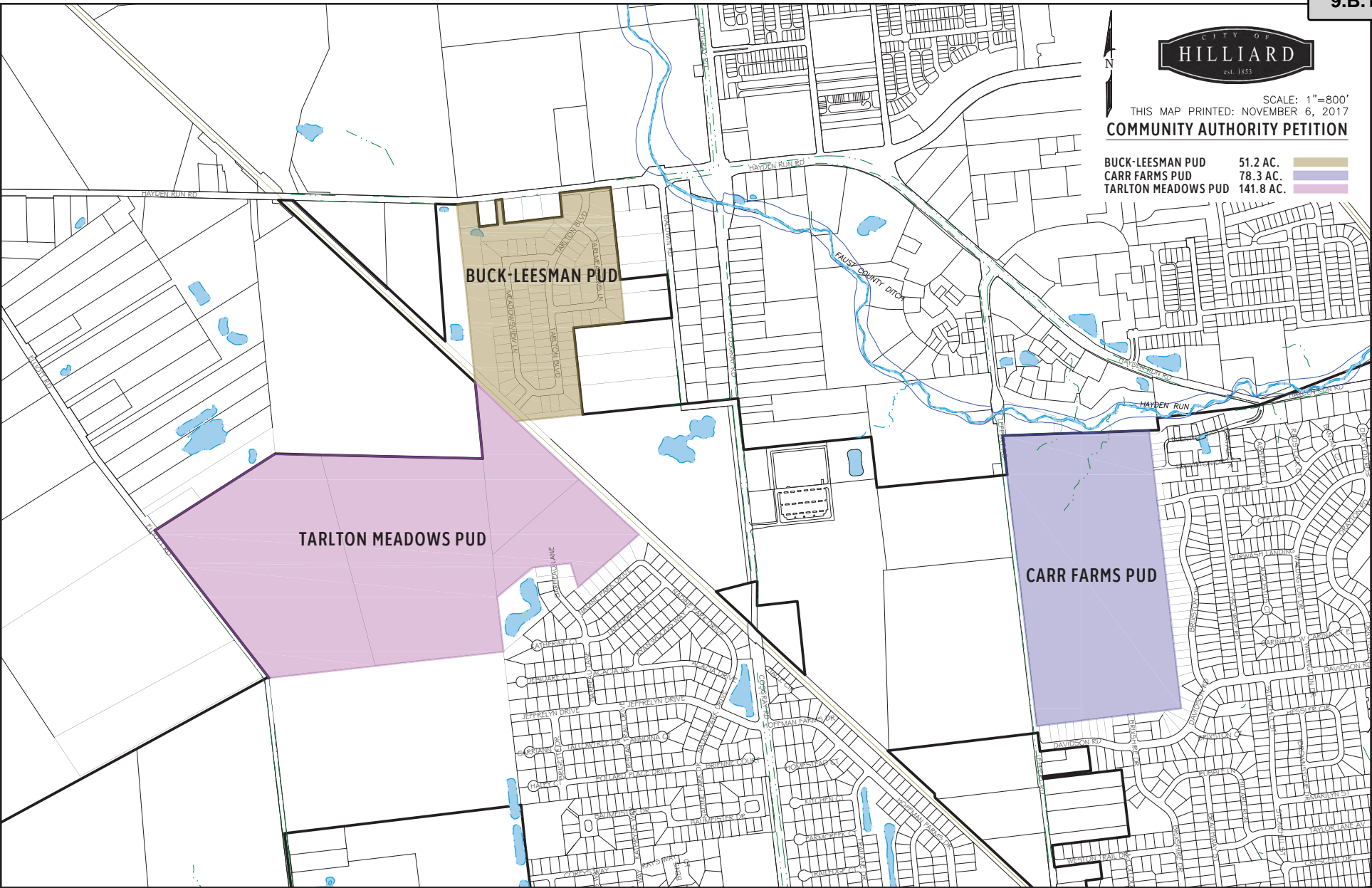
As provided for in the Agreement, the first \$1,470,000 of New Community Authority (NCA) revenues above the \$10,000 allowable to cover the cost of joining the NCA shall be remitted to the Developer. The balance of NCA revenues collected will be remitted to the City in order to support the City's extension of Cosgray Road, development of the Jerman Property or other community facilities.

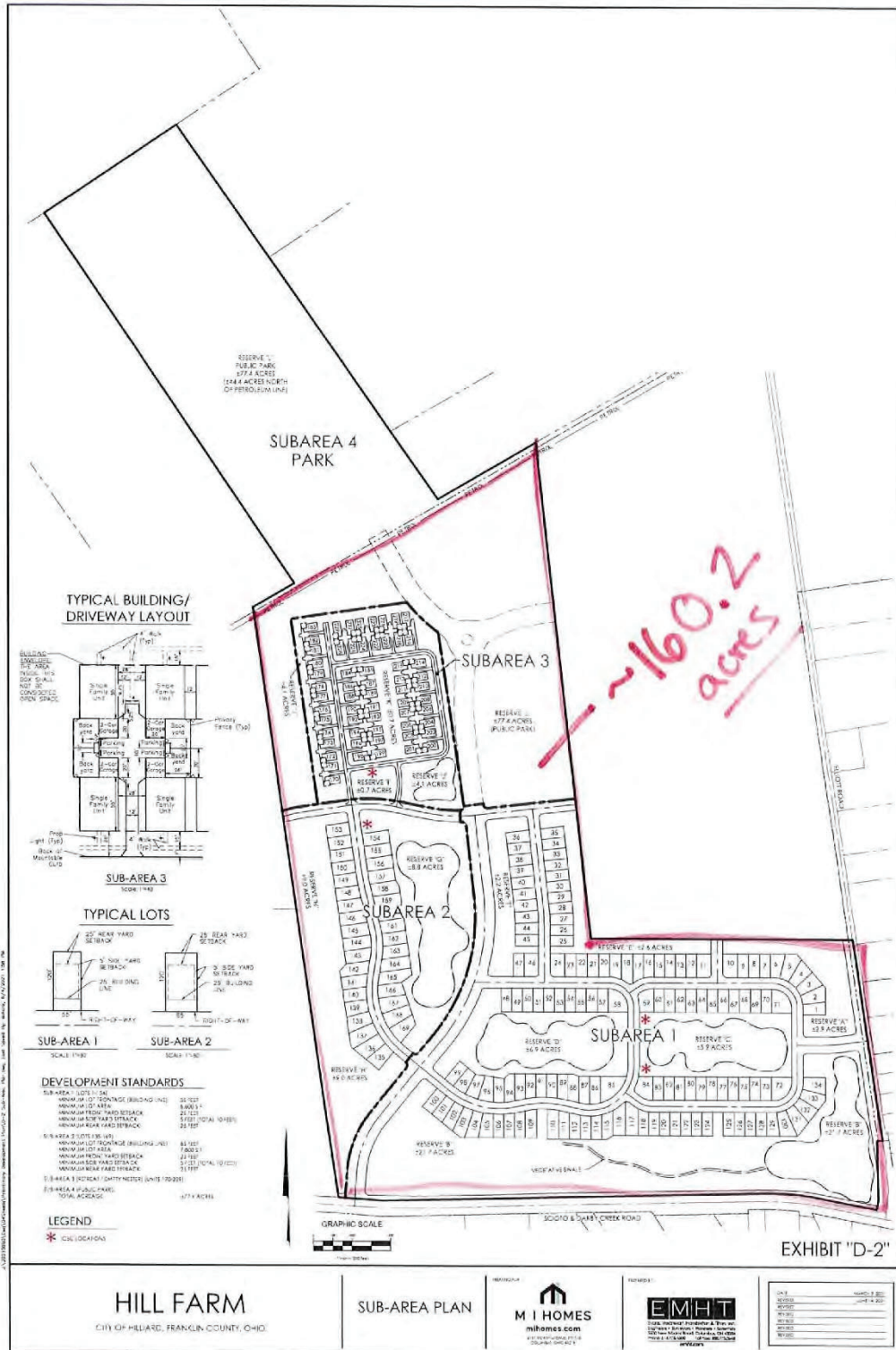
Expected Benefits

The approval of this application will create another avenue for the receipt of funds to assist with the development of the area.

Attachments

- Map of HCA and Property to be Added to HCA







Resolution: 22-R-35

Adopted:

Page 1 of

Effective:

**APPROVING THE APPLICATION TO ADD PROPERTY TO THE HILLIARD
COMMUNITY AUTHORITY AND DETERMINING THAT ADDING THE PROPERTY IS
CONDUCTIVE TO THE PUBLIC SAFETY, CONVENIENCE, AND WELFARE.**

WHEREAS, pursuant to Chapter 349 of the Ohio Revised Code (the “R.C.”), a petition (the “Petition”) for the establishment of the Hilliard Community Authority (the “Authority”) was submitted by Pulte Homes of Ohio, LLC, Rockford Homes, Inc., and Homewood Corporation (together the “Developer” within the meaning of Section 349.01(E) of the R.C.) to the City of Hilliard, Ohio (the “City”) on November 7, 2017, and was approved by the City Council (the “City Council”) of the City on November 13, 2017 by its Resolution 17-R-98; and

WHEREAS, the Petition generally described the boundaries of the Authority (“District”); and

WHEREAS, the District, as described in the Petition, is located entirely within the municipal corporate boundaries of the City, a municipal corporation, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners, as defined in R.C. 349.01(F)(3), for purposes of the Petition; and

WHEREAS, on March 17, 2022, M/I Homes of Central Ohio, LLC (the “Property Owner”) filed an Application to Add Property to the Hilliard Community Authority Pursuant to Chapter 349 of the R.C. (the “Application”) with the City requesting that the real property located at Scioto Darby Creek Road between Elliot Road and Langton Road, in Hilliard, Ohio 43026, Franklin County Auditor Parcel No. 053-000322-00 and Parcel No. 120-000335-00775, be added to the Authority's District; and

WHEREAS, the Application was determined by this Council by Resolution No. 22-R-20 passed on March 28, 2022, to be sufficient and in compliance with the requirements of R.C. 349.03 as to form and substance; and

WHEREAS, the required public hearing on the Application was held on April 25, 2022.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio that:

SECTION 1. The Petition is hereby amended by the Application, as such amendment is further described in the Application. The Application is hereby approved and shall be recorded, along with this Resolution, in the journal of this Council for purposes of R.C. Chapter 349.

SECTION 2. Application’s Compliance with R.C. Section 349.01(A). Council hereby determines that the addition of the parcel referenced in the Application will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community as defined in R.C. Section 349.01(A).

SECTION 3. Open Meeting. It is found and determined that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in

those formal actions were in meetings open to the public, all in compliance with the law including R.C. Section 121.22.

SECTION 4. This Resolution is effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-35						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-35** passed by the Hilliard City Council on the 25th day of April 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 25th day of April 2022.

Diane C. Werbrich, MMC

Council Memo: Legislation (22-R-36)

Subject: Ansmil PUD Subarea E1 Modification
From: Michelle Crandall, City Manager
Initiated by: John Talentino, City Planner
Date: April 25, 2022

Executive Summary

This is a resolution to adopt changes to the approved Ansmil PUD Development Text within Subarea E1. The developer is requesting minor changes to establish setback standards not contemplated with the original zoning, sets architectural standards and modifies lighting standards to permit coach-style residential style lighting for the one-story units. The amendments are consistent with the high quality and intent of the original zoning.

Staff Recommendation

Staff recommends that this resolution be adopted.

Background

The Ansmil PUD zoning development plan was approved by City Council in 1999 (Ordinance No. 99-57) and became effective on January 12, 2000. On December 13, 2004, City Council approved a Resolution (04-C-58) to extend the time limit of the Ansmil PUD zoning development plan for an additional five-year period. On February 13, 2006, Council approved a Resolution (06-R-07) to modify the Ansmil PUD zoning development plan and text which eliminated the relocation of Leap Road (as required in the original development plan text), created new subareas, and revised subarea boundaries, land uses, and development standards west of Leap Road.

On February 8, 2007, the Planning Commission recommended approval to modify the Ansmil PUD zoning development plan and text to revise subarea boundaries and development standards and permit a continuing care retirement community. On March 26, 2007, City Council approved a Resolution to modify the Ansmil PUD accordingly which created Subarea E1 for the development of the Erickson Retirement Community. With the dissolution of that project, portions of Subarea E1 are being developed with alternative housing options.

On April 14, 2022, the Planning and Zoning Commission approved text modifications to Subarea E1 that would correspond to housing options not contemplated in the original zoning. The text changes establish setbacks off Hickory Chase Way, modify standards for architecture to accommodate the proposed project and makes minor modifications to lighting standards to permit residential-style fixtures.

Financial Impacts

There are no anticipated financial costs to the City.

Expected Benefits

The proposal will establish minimum standards for this portion of Subarea E1 that were not contemplated or necessary at the time of the original zoning. Established standards will set minimum requirements and ensure quality architecture as viewed from Hickory Chase Way and Britton Parkway. The proposed modifications will permit the construction of one-story (3-4 unit) residential buildings for assisted living housing.

Attachments

- Exhibit "A": Ansmil PUD Concept Plan & Text for Subarea E1
- Planning Commission Staff Report – April 14, 2022
- Planning Commission Record of Action – April 14, 2022
- Planning Commission Draft Minutes – April 14, 2022

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.**BACKGROUND:**

The site is 14.394 acres located on the west side of Hickory Chase Way approximately 800 feet south of Davidson Road. It consists of a portion of Ansmil PUD Subarea E1. On December 13, 1999, City Council approved a rezoning by ordinance (99-57) to create the Ansmil PUD. On March 26, 2007, Council approved a resolution (07-R-08) to modify the Ansmil PUD to permit a continuing care retirement community within newly created Subarea E1. A final plat for the central portion of Britton Parkway, Anson Drive, and the Leap Road roundabout was approved by the Planning and Zoning Commission and City Council on November 8, 2007. On February 9, 2015, Council approved a resolution (14-R-86) to modify the Ansmil PUD concerning subarea boundaries, permitted uses, and development standards for Subarea E1.

The applicant is now requesting approval of a modification of the Ansmil PUD Development Text for Subarea E1 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.

COMMISSION ROLE:

The Commission is to review the proposal for conformance with the provisions of Section 1117.08 of the Zoning Code and the intent of the Ansmil PUD Zoning Development Plan and Text. Following approval by the Commission, a resolution for the proposed PUD modification will be forwarded to City Council for review and approval.

STAFF RECOMMENDATIONS:

Staff finds that the proposal can be a harmonious part of the Ansmil PUD. Staff finds that the proposal, as revised per the staff comments below, will be generally consistent with the provisions of Hilliard Code Section 1117.08 and the intent of the Ansmil PUD Zoning Development Plan and Text. Based on these findings, staff recommends that proposed modification of the Ansmil PUD Concept Plan and Development Text be approved with the following 5 conditions:

- 1) That the proposed text is revised to specify that the minimum setback from property lines other than those along a public right-of-way must be not less than 10 feet for decks and not less than 3 feet for patios;
- 2) That the proposed PUD text modifications are reconciled to match the proposed representative building elevations, subject to staff approval, prior to being scheduled on a Council agenda;
- 3) That details for any proposed fencing are provided for Planning and Zoning Commission review;

- 4) That the proposed text is revised to specify that the proposed modifications are limited to the subject property and not the entire Subarea E1; and
- 5) That the proposed PUD Zoning Development Plan and Text are revised consistent with the staff recommendations listed below in the staff report prior to the case being scheduled on a Council agenda.

CONSIDERATIONS:

- To the north is the Norwich Springs assisted living facility within Ansmil PUD Subarea B2. To the east, across Britton Parkway, is the Mount Carmel medical office building and undeveloped land within Ansmil PUD. To the south is undeveloped land within Ansmil PUD Subarea E1 zoned for continuum of care facility uses. To the west is the Hilliard Branch of the Columbus Metropolitan Library.

Community Plan Issues

- The Comprehensive Plan recommends the site for Senior Housing uses. These areas may contain a variety of housing types and incorporate professional services intended to serve area residents. This area should include well defined passive green space with pedestrian access. Where possible, such facilities should be designed to encourage safe and convenient access to nearby retail uses and amenities.
- Building heights of 1 to 5 stories and net densities of 10-20 dwelling units per acre are recommended.

Current Permitted Uses

- Permitted uses within Subarea E1 include Continuing Care Retirement Community, attached residential dwellings, attached residential dwellings with assisted care and/or long-term skilled nursing care, a long list of accessory uses to the Continuing Care Retirement Community, and park.

Proposed PUD Plan and Text Modifications

- The following modifications are proposed to Subarea E1 of the approved PUD development plan and text:
 - 1) E1.01.3. – Specifies minimum building and pavement setback from Hickory Chase Way to be 20 feet.
 - 2) E1.01.4. – Specifies minimum 20-foot building and pavement setbacks from the north and south property lines of the overall Sub Area.
 - 3) E1.01.7. – Specifies minimum 20-foot setback for decks and patios from Hickory Chase Way. Specifies zero setback for decks and patios from any other property line. **[Staff recommends that the minimum setback from other property lines be not less than 10 feet for decks and not less than 3 feet for patios. Additionally, staff recommends that any proposed fencing types and locations be identified. The Zoning Code does not permit fencing closer to the public right-of-way than the face of the building.]**
 - 4) E1.02.4. – Requires fire apparatus access drives to be 24 feet wide unless otherwise approved by Norwich Township Fire Department.

- 5) E1.05.2. – Specifies external lighting for parking lots and drives shall be cut-off type fixtures. Decorative coach lighting may be used adjacent to residential units. Decorative coach lights may be building or post mounted and shall be compatible with the surrounding architecture.

Staff recommends that the proposed text be revised to specify that the proposed modifications are limited to the subject property and not the entire Subarea E1.

- Section B.2. of the approved PUD text requires all buildings to have four sided architecture with equivalent materials, fenestration and architectural details on all four sides of the building, provided, however, any residential building may reduce façade materials, fenestration, and detailing on any side which is “internal” and cannot be viewed from any public right-of-way or from any adjoining property, all architecture shall be subject to Planning and Zoning Commission review at the time of Final Development Plan.
- Section E1.03.2.a. of the approved PUD text requires warm-tone brick, decorative oversized masonry block, stone veneer or Ohio Limestone stucco stone (equal or better than Stone Products Corporation, type: Ohio Limestone) to be used on a minimum of 35 percent on each elevation of all structures (excluding windows and doors in calculating the minimum percentage of material required). At no time shall warm-tone brick, decorative oversized masonry block, stone veneer or Ohio Limestone stucco stone be less than 20 percent of the total façade including door and windows.

Proposed Building Elevations

- The proposed building elevations are for Building A which is representative of the architecture of the multiple building types shown on the site plan. The buildings have one story with gables on the front and rear of the building and hip roofs on the sides. The rear elevations (some of which will face Hickory Chase Way) demonstrate a similar level of architectural design as the front. A red brick wainscot is shown on all sides, with horizontal siding in two colors (gray and tan), and gray asphalt shingles. Side elevations have multiple windows. **[Staff finds that the proposed building elevations do not meet the minimum percentage of brick/stone required per the text; however, staff finds that the proposed building elevations are consistent with the requirement to have four-sided architecture. Staff recommends that the proposed PUD text modifications are reconciled to match the proposed representative building elevations prior to being scheduled on a Council agenda.]**

PLANNING & ZONING COMMISSION RECORD OF ACTION

Thursday, April 14, 2022

The Planning and Zoning Commission took the following action at this meeting:

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.

MOTION: Ms. Nixon made a motion to approve 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 with the following five conditions:

- 1) That the proposed text is revised to specify that the minimum setback from property lines other than those along a public right-of-way must be not less than 10 feet for decks and not less than 3 feet for patios;
- 2) That the proposed PUD text modifications are reconciled to match the proposed representative building elevations, subject to staff approval, prior to being scheduled on a Council agenda;
- 3) That details for any proposed fencing are provided for Planning and Zoning Commission review;
- 4) That the proposed text is revised to specify that the proposed modifications are limited to the subject property and not the entire Subarea E1; and
- 5) That the proposed PUD Zoning Development Plan and Text are revised consistent with the staff recommendations listed in the staff report prior to the case being scheduled on a Council agenda.

Mr. Uttley seconded the motion.

VOTE:

Chairman Muether	Yes
Vice Chair Schneck	Yes
Mr. Gutknecht	Yes
Mr. Lewie	Yes
Ms. Nixon	Yes
Mr. Pannett	Yes
Mr. Uttley	Yes

STATUS: The application has been approved by the Commission (7-0). A positive recommendation will be forwarded to City Council for the text modification.

CERTIFICATION:



Carson Combs, Planning Manager/Acting Clerk
April 15, 2022

Attachment: ANSMIL record of action (22-R-36 : ANSMIL PUD SUBAREA E1 MODIFICATION)

There were no additional questions for the applicant or testimony from the audience.

Mr. Lewie, seconded by Mr. Pannett, made a motion to approve the 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 with the following two conditions:

- 1) That required landscaping is installed within 90 days after the ground sign is installed; and
- 2) That sign permits be obtained for both signs prior to installation.

STATUS:	Approved with two conditions (7-0).
MOVER:	Chris Lewie
SECONDER:	Tom Pannett
AYES:	Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tracey Nixon, Tom Pannett, Bill Uttley

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.

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Mr. Talentino gave the report.

BACKGROUND:

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The applicant is now requesting approval of a modification of the Ansmil PUD Development Text for Subarea E1 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.

COMMISSION ROLE:

The Commission is to review the proposal for conformance with the provisions of Section 1117.08 of the Zoning Code and the intent of the Ansmil PUD Zoning Development Plan and Text. Following approval by the Commission, a resolution for the proposed PUD modification will be forwarded to City Council for review and approval.

STAFF RECOMMENDATIONS:

Staff finds that the proposal can be a harmonious part of the Ansmil PUD. Staff finds that the proposal, as revised per the staff comments below, will be generally consistent with the provisions of Hilliard Code Section 1117.08 and the intent of the Ansmil PUD Zoning Development Plan and Text. Based on these findings, staff recommends that proposed modification of the Ansmil PUD Concept Plan and Development Text be approved with the following 5 conditions:

- 1) That the proposed text is revised to specify that the minimum setback from property lines other than those along a public right-of-way must be not less than 10 feet for decks and not less than 3 feet for patios;
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CONSIDERATIONS:

- To the north is the Norwich Springs assisted living facility within Ansmil PUD Subarea B2. To the east, across Britton Parkway, is the Mount Carmel medical office building and undeveloped land within Ansmil PUD. To the south is undeveloped land within Ansmil PUD Subarea E1 zoned for continuum of care facility uses. To the west is the Hilliard Branch of the Columbus Metropolitan Library.

Community Plan Issues

- The Comprehensive Plan recommends the site for Senior Housing uses. These areas may contain a variety of housing types and incorporate professional services intended to serve area residents. This area should include well defined passive green space with pedestrian access. Where possible, such facilities should be designed to encourage safe and convenient access to nearby retail uses and amenities.
- Building heights of 1 to 5 stories and net densities of 10-20 dwelling units per acre are recommended.

Current Permitted Uses

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Proposed PUD Plan and Text Modifications

- The following modifications are proposed to Subarea E1 of the approved PUD development plan and text:
 - 1) E1.01.3. – Specifies minimum building and pavement setback from Hickory Chase Way to be 20 feet.
 - 2) E1.01.4. – Specifies minimum 20-foot building and pavement setbacks from the north and south property lines of the overall Sub Area.
 - 3) E1.01.7. – Specifies minimum 20-foot setback for decks and patios from Hickory Chase Way. Specifies zero setback for decks and patios from any other property line. **[Staff recommends that the minimum setback from other property lines be not less than 10 feet for decks and not less than 3 feet for patios. Additionally, staff recommends that any proposed fencing types and locations be identified. The Zoning Code does not permit fencing closer to the public right-of-way than the face of the building.]**
 - 4) E1.02.4. – Requires fire apparatus access drives to be 24 feet wide unless otherwise approved by Norwich Township Fire Department.
 - 5) E1.05.2. – Specifies external lighting for parking lots and drives shall be cut-off type fixtures. Decorative coach lighting may be used adjacent to residential units. Decorative coach lights may be building or post mounted and shall be compatible with the surrounding architecture.

Staff recommends that the proposed text be revised to specify that the proposed modifications are limited to the subject property and not the entire Subarea E1.

- Section B.2. of the approved PUD text requires all buildings to have four sided architecture with equivalent materials, fenestration and architectural details on all four sides of the building, provided, however, any residential building may reduce façade materials, fenestration, and detailing on any side which is “internal” and cannot be viewed from any public right-of-way or from any adjoining property, all architecture shall be subject to Planning and Zoning Commission review at the time of Final Development Plan.
- Section E1.03.2.a. of the approved PUD text requires warm-tone brick, decorative oversized masonry block, stone veneer or Ohio Limestone stucco stone (equal or better than Stone Products Corporation, type: Ohio Limestone) to be used on a minimum of 35 percent on each elevation of all structures (excluding windows and doors in calculating the minimum percentage of material required). At no time shall warm-tone brick, decorative oversized masonry block, stone veneer or Ohio Limestone stucco stone be less than 20 percent of the total façade including door and windows.

Proposed Building Elevations

- The proposed building elevations are for Building A which is representative of the architecture of the multiple building types shown on the site plan. The buildings have one story with gables on the front and rear of the building and hip roofs on the sides. The rear elevations (some of which will face Hickory Chase Way) demonstrate a similar level of architectural design as the front. A red brick wainscot is shown on all sides, with horizontal siding in two colors (gray and tan), and gray asphalt shingles. Side elevations have multiple windows. [Staff finds that the proposed building elevations do not meet the minimum percentage of brick/stone required per the text; however, staff finds that the proposed building elevations are consistent with the requirement to have four-sided architecture. Staff recommends that the proposed PUD text modifications are reconciled to match the proposed representative building elevations prior to being scheduled on a Council agenda.]

[end of report]

Mr. Uttley noted that there are interesting architectural details and inquired as to the siding materials; Mr. Talentino noted that the text includes multiple materials, but the siding will generally be composite siding. [there were no additional questions for staff]

Glen Dugger (Smith and Hale, 37 West Broad Street, Columbus) noted that he helped develop the text originally for the Ericsson Project. He said the text did not contemplate multiple developers and that the dedication of Hickory Chase Way had consequences because the text did not address setbacks. He said they are okay with the conditions.

Mr. Uttley said that the architecture is pleasing and having one-story buildings are welcome.

There was no public comment.

Ms. Nixon, seconded by Mr. Uttley, made a motion to approve 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 with the following five conditions:

- 1) That the proposed text is revised to specify that the minimum setback from property lines other than those along a public right-of-way must be not less than 10 feet for decks and not less than 3 feet for patios;
- 2) That the proposed PUD text modifications are reconciled to match the proposed representative building elevations, subject to staff approval, prior to being scheduled on a Council agenda;
- 3) That details for any proposed fencing are provided for Planning and Zoning Commission review;
- 4) That the proposed text is revised to specify that the proposed modifications are limited to the subject property and not the entire Subarea E1; and
- 5) That the proposed PUD Zoning Development Plan and Text are revised consistent with the staff recommendations listed in the staff report prior to the case being scheduled on a Council agenda.

STATUS:	Approved with five conditions (7-0).
MOVER:	Tracey Nixon
SECONDER:	Bill Uttley
AYES:	Chairman Jay Muether, Vice Chair Bevan Schneck, Eric Gutknecht, Chris Lewie, Tracey Nixon, Tom Pannett, Bill Uttley

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.

Mr. Combs gave the report.



Resolution: 22-R-36

Adopted:

Page 1 of

Effective:

APPROVING CHANGES TO THE ANSMIL PLANNED UNIT DEVELOPMENT (“PUD”) PLAN AND TEXT TO SPECIFY THE MINIMUM BUILDING AND PAVEMENT SETBACKS AND MODIFY THE EXTERIOR BUILDING MATERIAL AND LIGHTING STANDARDS FOR SUBAREA E1.

WHEREAS, City Council approved a Planned Unit Development District (“PUD”) consisting of 320± acres of land for the Ansmil PUD by passage of Ordinance No. 99-57, effective January 12, 2000 (the “Ansmil PUD”); and

WHEREAS, City Council approved a first modification to the Ansmil PUD to modify the provisions of the General Development Standards, creating Subareas A1, A5, and A6, and modifying the boundaries and standards for Subareas A2, A3, A4, B1 and B3 by approving Resolution No. 06-R-07 on February 13, 2006; and

WHEREAS, City Council approved a second modification to the Ansmil PUD to modify the provisions and requirements of the General Development Standards, create Subarea E1, eliminate Subareas B3 and B4, and modify the boundaries and development standards and requirements for Subareas B1, B2, C1, C2, C3, C4, C5, C6, C7, C8 and D1 by approving Resolution No. 07-R-08 on March 26, 2007; and

WHEREAS, City Council approved a third modification to the Ansmil PUD to modify subareas, permitted uses and development standards for a portion of Subarea E1; and, among other changes, to eliminate Continuing Care Retirement Community as the primary use within Subarea E1 and permit the following uses: senior residential, non-age restricted residential dwellings (not to exceed 500 dwelling units), public library, public or private parks, recreational activities or uses, office and ancillary services, bank and financial institutions, eating and drinking places, neighborhood business, personal services and home occupations by approving Resolution No. 14-R-86 on February 9, 2015; and

WHEREAS, staff finds that the proposal represents a reasonable effort toward the accomplishment of the original PUD Zoning Development Plans as approved by Council and such requested modifications are not in conflict with the general health, safety, and welfare of the public or the development standards of the Planned Unit Development District; and

WHEREAS, at its regularly scheduled and advertised meeting on April 14, 2022, the City’s Planning and Zoning Commission voted to forward a positive recommendation to City Council to modify the Ansmil PUD to specify minimum building and pavement setbacks and modify exterior building material and lighting standards for a portion of Subarea E1 as requested by the Applicant; and

WHEREAS, a copy of the plan showing the amended portions of the Development Plan and Text for the Ansmil PUD Subarea E1 are attached hereto as Exhibit “A” and incorporated herein by reference (the “Revised Plan and the Ansmil Development Text PUD dated April 14, 2022”).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio that:

SECTION 1. Council finds that amending the Ansmil PUD as requested by the Applicant is in the best interest of the City and its residents. The Ansmil PUD Concept Plan and Text is amended to specify minimum building and pavement setbacks and modify exterior building material and lighting standards for a portion of Subarea E1.

SECTION 2. The plan showing the amended Concept Plan and Text, **attached** hereto as **Exhibit "A"** and incorporated herein by reference, is approved and shall hereafter be included in the Ansmil PUD Concept Plan and Text.

SECTION 3. This Resolution is effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-36					
		Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> No Recommendation					
<input type="checkbox"/> Referred Back To Committee					

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-36** passed by the Hilliard City Council on the 25th day of April 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 25th day of April 2022.

Diane C. Werbrich, MMC

Sub Area E1

AMENDMENT NOVEMBER 19, 2014

Sub Area E1 is located west side of the Britton Parkway extension, east of Leap Road, north of Sub Area C5 and south of Sub Area B1 and B2. The site is ±85.9 acres in size. See Exhibit A. The use of the entire Sub Area was originally intended as a Continuing Care Retirement Community (CCRC). However, only a portion of the Sub Area has been developed for this use, and the purpose of this Amendment is to adjust the plan and text to allow for and accommodate additional and coordinated uses within the Sub Area. A senior residential building is currently constructed within a portion of the property as shown on Exhibit A and the expectation is that this building will be used for senior residential housing. The Sub Area will also contain the development of the existing but unfinished “Community Building” which will be re-developed for use as a public library. The other areas within the Sub Area shall be used and developed in accordance with this text.

A. Permitted Uses

1. The following uses shall be permitted in any structure within the Sub Area:
 - a. Senior residential (including but not limited to CCRC, independent senior residential, assisted senior residential, memory care, skilled nursing, and dementia care may be developed so long as such use does not exceed 850 residential units:
 - b. non-age restricted residential dwellings not to exceed 500 units provided, however, not more than 15% of such units may be 3-bedroom units, and 4- and 5-bedroom units are prohibited.
 - c. Public Library
 - d. Public or private park, indoor and outdoor swimming pools, other public or private recreational activities and uses.
 - e. Office: Administrative, business, medical or professional offices, medical or dental laboratories, health and allied services, healthcare facilities including inpatient and outpatient care, medical offices, and ancillary services, physical therapy, health club and fitness facility, civic, social, and fraternal associations, photographic studios, including commercial photography, education services.
 - f. Bank and financial services and institutions, commercial or savings banks, credit institutions.
 - g. Eating and drinking places, including, without limitation, pubs and taverns, cafeteria services (provided, however, any drive up or drive through service shall obtain a conditional use permit for such activity).
 - h. Neighborhood and Personal services, convenience stores, Retail bakeries, Florists, pressing, alterations, and garment repair, custom tailors, shoe repair barbershops, beauty shops, spas, and pharmacies, other retail uses.

- i. Home occupations as permitted by the City of Hilliard Zoning Code
2. Unless the definition of a use is provided in this PUD, the use definitions contained in the City's codified ordinances shall apply, if the code contains a definition for that use.

B. Development Standards-Four Sided Architecture

1. Unless specified otherwise in this written text the development standards of Chapter 1157 of the Codified Ordinances of the City of Hilliard shall apply to Sub Area E-1. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the development of Sub Area E-1.
2. All buildings shall have four-sided architecture with equivalent materials, fenestration and architectural details on all four sides of the building, provided, however, any residential building may reduce façade materials, fenestration, and detailing on any side which is "internal" and cannot be viewed from any public right of way or from any adjoining property, all architecture shall be subject to Planning and Zoning Commission review at the time of Final Development Plan.

E1.01 Density, Height, Lot and/or Setback Commitments

1. Building coverage shall not exceed forty (40) percent as defined by Hilliard City Code Section 1107.01(46) as measured for the entire Sub Area. Total impervious surface coverage shall not exceed seventy (70) percent of the total site acreage within the entire Sub Area.
2. The maximum height limit for residential buildings shall be four stories with walkouts. No more than fifty (50) percent of each residential building's footprint can have walkouts. Maximum height for residential buildings shall be 45 feet as measured per City Code. Architectural elements, like chimneys, parapets and cupolas may exceed this height limitation. Roof top mechanical equipment shall be screened from off-site visibility in accordance with City Code. Height is determined from average grade plane to average roof plane. Walkouts are allowed in this sub area but not included in average grade plane calculation.
3. Setbacks from the right-of-way of the Leap Road shall be a minimum of 50 feet for buildings and 0 feet for pavement. However, up to sixty (60) percent of the perimeter drive located along Leap Road is permitted to encroach the pavement setback by a maximum of fifty (50) percent. The building and pavement setback from Britton Parkway shall be 50 feet minimum. **For Parcel #050-011722, the minimum building and pavement setbacks from Hickory Chase Way shall be 20 feet.**
4. The minimum building and pavement setbacks from the north and south property lines **of the overall Sub Area** shall be 20 feet.

5. Building, parking and pavement setbacks from internal property lines within the Sub Area shall be zero; provided however, building and pavement setbacks from any public park established in the Sub Area shall be 10 feet for building, and zero for parking and pavement.
6. All setbacks shall be landscaped in accordance with the requirements of this text.
7. For Parcel #050-011722: the minimum setback for decks and patios from the Hickory Chase Way right-of-way line shall be 20 feet, and from any other property line, the minimum setback for decks shall be 10 feet and the minimum setback for patios shall be 3 feet.

E1.02 Access, Loading, Parking and/or Traffic Related Commitments

1. Parking requirements shall be determined in accordance with the City Code Section 1133.01 and as may be reduced by Planning and Zoning Commission in accordance with the approved Final Development Plan for that use based on actual parking demand.
2. Developer will work with staff to provide adequate parking in each phase of the development which shall be reviewed and approved at the time of Final Development Plan approval for that use, All parking lots shall be curbed except as required by ADA requirements.
3. All 90 degree parking spaces shall be a minimum of 9 feet wide by 18 feet in length. Drive aisles shall be a minimum of 22 feet wide.
4. Internal private drives shall be utilized within the development, provided however, an east-west public street shall be constructed and dedicated to the City located as shown on the Exhibit A . All private drives shall meet the City of Hilliard Zoning Code and the City Engineer's requirement for strength and durability. Private drives shall be a minimum of 22 feet wide, provided however, fire apparatus access drives shall be 24 feet wide **unless otherwise approved by Norwich Township Fire Department.**
5. All access points shall be subject to the review and approval of the Hilliard City Engineer. Vehicular access to Britton Parkway Leap Road, and Davidson Road shall be as set for on the Site Plan.
6. There shall be an eight foot wide bike path along the west side of Britton Parkway and a five foot wide sidewalk shall be provided along both sides of the East-West public street unless otherwise approved by the Planning and Zoning Commission upon demonstration by the applicant that sidewalks on both sides would practically difficult or unnecessary. The sidewalk and bike path shall be installed with roadway improvements and will be dedicated to the City of Hilliard; provided, however, the bike path may be re-routed as approved by the City Staff to accommodate adjacent development.

7. A 5 foot wide sidewalk along Leap Road shall be provided by the Developer/Applicant at the time of development of the area of the adjacent to Leap Road. Connections between the private walkways and the public pedestrian facilities along Britton Parkway and Leap Road shall be made as each area adjacent to such street is developed. Pedestrian paths and Pedestrian connectivity to the Library and Public Park from adjacent use areas are encouraged and will be determined at the time of Final Development Plan for such area.

E1.03 Architectural Standards

The site plan layout and architecture for each use within the Sub Area will be reviewed at the Final Development Plan stage, provided, however, the architecture, quality of design and materials for any residential structures shall be consistent with the existing Continuing Care Retirement Buildings (the Library and existing senior Residential building constructed on the property), and the elevations attached hereto as as Exhibits to this PUD-Modification (DRKenney elevations).

1. Color Palette: Earth tones, muted and natural tones are required. Trim colors may include white. Accent colors in brighter hues are permitted for building accent features only such as awnings, doors, limited trim, etc. A mixed palette on a single building should be carefully selected so all colors harmonize with each other.
2. Materials:
 - a. Warm-tone brick, decorative oversized masonry block, stone veneer or Ohio Limestone stucco stone (equal or better than Stone Products Corporation, type: Ohio Limestone) must be used on a minimum of 35% on each elevation of all structures (also see 2(f)(3) below). "Each elevation of all structures" is defined as the entire exterior surface area and excludes windows and doors in calculating the minimum percentage of material required. Bridges and covered walkway links are excluded from this requirement. At no time shall warm-tone brick, decorative oversized masonry block, stone veneer or Ohio Limestone stucco stone be less than 20% of the total façade including doors and windows. **For one-story residential buildings on Parcel #050-011722, the quality of architectural design and exterior materials shall be consistent with that shown on Sheet A2.1 of the Ansmil PUD Concept Plan drawings.**
 - b. EIFS or Stucco may be used as an accent material provided it does not exceed ten percent (10%) of the exterior façade material for each elevation. On residential buildings, EIFS may be used as articulation on bays and balconies and around windows, and shall not be used above the soffit line. On non-residential units, EIFS may be used so long as it has the appearance of being brick or of split-faced elements.
 - c. Concrete or masonry foundations should only have +/-16 inch exposure above finished grade before the primary exterior finish materials begin.

- d. Exterior cladding shall be within the color palette in paragraph 1 above, and be traditional materials, most commonly found on similar building types. The remaining balance of each building, less a, b, and c above shall be comprised of the following:
 - 1). Hardi-plank or equivalent.
 - 2). Wood lap siding, composite lap siding and cedar shake siding painted or stained.
 - 3). Translucent composite/glass panels.
 - 4). Other exterior cladding materials as approved by the city at the time of Final Development Plan
- e. Roofs:
 - 1). Pitched roofs with gables or hips at ends shall have a minimum slope of 4:12.
 - 2). Flat roofs are permitted but shall have mansards to provide the appearance of a pitched roof when viewed from all sides or as approved by the city at the time of Preliminary Development Plan.
 - 3). Materials on sloped roofs shall be one of the following: cedar shakes, tile, standing seam metal, slate, synthetic slate, translucent composite/glass panels or dimensional asphaltic or fiberglass shingles. Shingles to be a minimum, medium weight dimensional or dimensional-look shingles.
- f. Scale:
 - 1). Structures shall be designed to harmonize with landscape.
 - 2). The scale of each building can be aided through the use of articulated building elements, such as porticos, dormers, recesses, awnings and other such elements, which help break up the building mass.
- g. Wall Articulation/Fenestration:
 - 1). In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure.
 - 2). The amount of fenestration should be proportional with the amount of solid façade.
 - 3). Four-sided architecture is required, which means all buildings shall have four sided architecture with equivalent materials, fenestration and architectural details on all four sides of the building, provided, however, any residential building may reduce façade materials, fenestration, and detailing on any side which is “internal” and cannot be viewed from any public right of way or from any adjoining property as approved by the Planning and Zoning Commission at the time of Final Development Plan.

E1.04 Buffering, Landscaping, Open Spaces and/or Screening Commitments

1. Landscaping

- a. All landscaping shall be in accordance with the requirements of Hilliard City Code Section 1331.
- b. Landscape plans for Leap Road and Britton Parkway frontage shall be reviewed and approved by the City Arborist at the Final Development Plan Stage.
- c. Tree preservation shall include a tree survey that accounts for all 6-inch caliper trees and greater. A tree of 6 inches in caliper or greater at diameter breast height (DBH) is considered a protected tree for this development which means it is a tree which must be replaced inch per caliper inch in accordance with the requirements of Hilliard City Code Chapter 1331. Tree preservation plan shall be submitted at time of final development plan submittal. The total number of caliper inches of replacement trees for a site shall equal or exceed the combined diameter of the protected trees removed. The replacement tree requirement can be included in the total site tree landscaping requirement. The tree preservation plan must meet the requirements of Hilliard City Code Chapter 1331, unless stated within this text. Trees that are 6 inches and greater in diameter at DBH shall be preserved but may be replaced within Sub Area E-1 wherever possible.
- d. Standard tree preservation practices will be used to preserve and protect trees during all phases of construction.
- e. Within the 55-foot stream buffer preservation corridor along the south property line, the existing landscaping previously installed south of the black fence shall be maintained.
- f. Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum. Those areas designated as landscaped buffers, tree lawns, tree preservation zones, entry features or other landscaped features shall be maintained meeting the minimum standards in Hilliard Codified Ordinances Chapters 917, 921 and 1331. The use of in-ground sprinkler systems, where appropriate, is strongly encouraged.
- g. Non-irrigated natural meadow and reforested areas shall be permitted.
- h. Protection of Landscaped Islands: Parked vehicles may hang over the interior landscaped area not more than two and one-half feet, as long as concrete curbs are provided to insure no greater overhang or penetration of the landscaped area. All parking spaces and landscaped islands shall meet the requirements of the Hilliard Codified Ordinances, Chapters 1133 and 1331, unless otherwise specified within this text.
- i. Screening of Mechanicals: No materials, supplies, equipment or products shall be stored on any portion of the parcel outside the permitted structure. Mechanical

- equipment or other utility hardware on ground, or buildings shall be screened from view with plant materials.
- j. Curbs to protect screening material: Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening materials on those sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.
 - k. Tree Planting Requirements: There shall be tree plantings equal to one-half inch in tree trunk size for every 500 square feet in ground coverage by a residential structure. These trees shall be a minimum of 2½-inch caliper at the time of installation and are in addition to the street tree planting requirements.
 - l. Minimum trees: The following minimums are required, based upon total ground coverage for the vehicular use areas:
 - 1). Up to 20,000 square feet: A minimum of one tree per 5,000 square feet of ground coverage, and a total tree planting equal to 1 inch in the tree trunk size for every 2,000 square feet of ground coverage.
 - 2). Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage.
 - 3). Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet of ground coverage.
 - 4). Trees shall have a clear trunk of at least five feet above the ground, and the remaining area shall be landscaped with shrubs, ground cover, not to exceed two feet in height.
 - 5). No new tree planting shall be required if existing trees and the aggregate trunk sizes of such trees meet or exceed the requirements as set forth in this chapter. The minimum tree size for such tree plantings shall be no less than two and one-half inch in trunk diameter.
 - m. The applicant or owner shall plant such trees as may be required within one year or the next planting season after issuance of a building permit. Failure to comply with the landscaping requirements shall be in violation of this section and be subject to citation.

- n. A 6 foot tall black metal ornamental picket fence has been installed along the Leap Road and Britton Parkway frontages and along the north and south boundary of the site .
2. A “Tree Preservation Area” located as shown on Exhibit B shall be dedicated to the city as a public park. The park shall be used for passive recreational uses. Dedication of this Tree Preservation Area as a public park shall serve to meet the parkland dedication requirements of City Code section 1179.07. The boundary of the Tree Preservation Area and adjacent private property shall be clearly demarked with dark green or black lighted or luminescent bollards not greater than 36” in height the final design of which shall be determined at the time of Final Development Plan and appropriately spaced so as to denote such boundary.

E1.05 Dumpster, Lighting, Outdoor Display Areas and/or other Environmental Commitments

1. All interior private street lighting shall not exceed 20 feet in height.
2. External lighting for parking lots and drives shall be cut-off type fixtures. Decorative coach lighting may be used adjacent to residential units. Decorative coach lights may be building- or post-mounted and shall be compatible with the surrounding architecture.
3. All types of parking, pedestrian and other lighting shall be on poles or mounted on individual units, and shall be from the same type and style.
4. All light poles and standards shall be metal and shall be bronze in color.
5. Landscape and building uplighting from a concealed source shall be permitted, as approved by City staff.
6. All lights shall be arranged to reflect light away from any exterior street or adjacent property.
7. No colored lights shall be used to light the exterior of the buildings.
8. Waste and Refuse:
 - a. All dumpsters for waste and refuse shall be containerized and screened from view on three sides by a solid masonry wall, wood fence, vegetation or materials compatible with building materials and at least 6 inches taller than the height of the dumpster. The fourth side shall contain a durable gate with the frame to be made of metal, resin or similar material, and the outer material may be wood, metal, resin or similar material. The gate shall also be at least 6 inches taller than the height of the dumpster.

9. Storage and Equipment and Service Areas:

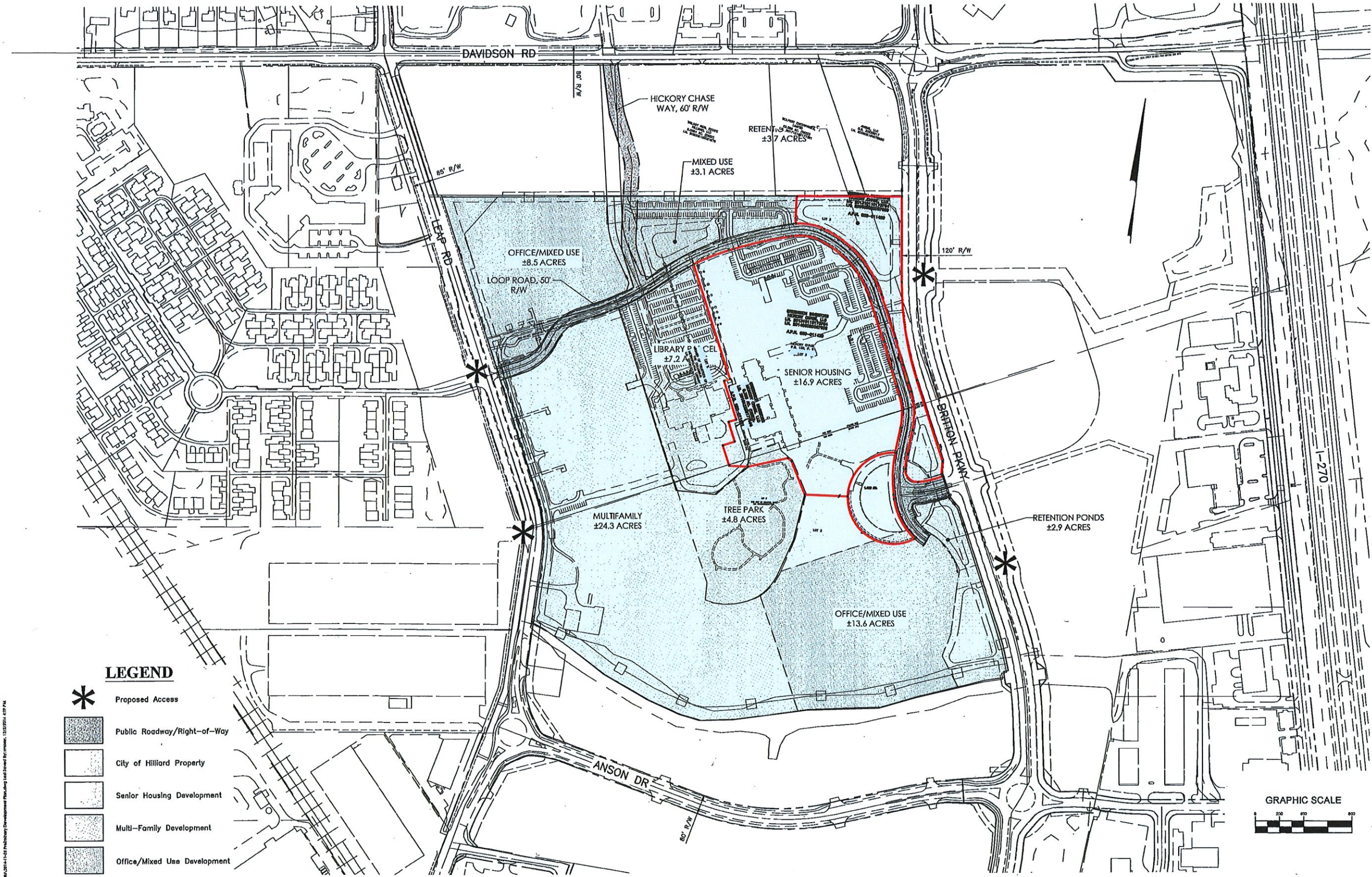
- a. No area of the site will be used for outdoor storage, except within an enclosed maintenance yard as specified on an approved site plan. No materials, supplies, equipment, products or corporate owned or corporate used vehicles, shall be stored, or permitted to remain, on any portion of the parcel outside of any permitted structure or approved storage area.
- b. Mechanical equipment or other utility hardware shall be screened from public view with plant materials or materials harmonious with the building.
- c. No noises, smoke, odors, vibration or other nuisances shall be permitted.

E1.06 Graphics and Signage Commitments

1. The overall design of signage and graphics shall be of a unified appearance and shall be compatible with the overall Sub Area architectural character with respect to materials and colors, and no signs shall be internally illuminated.
2. In regards to materials and color, all signage elements shall be compatible with the architectural character of the campus buildings.
3. All signage and graphics shall conform to the Hilliard Graphics and Sign Code Chapter 1191, unless noted within this text or otherwise approved as a part of a comprehensive signage package.

E1.07 Miscellaneous Commitments

1. Utilities: All new utility lines including water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or sufficiently screened, subject to staff approval.
2. Amendments: In the event the developer of any property within the Sub Area desires to make a minor amendment to these development standards, which minor amendment is determined by staff to be a minor amendment in their administrative capacity, such amendment must be reviewed and approved by the City of Hilliard Planning and Zoning Commission. Any amendment not determined to be a minor amendment by staff or the Planning and Zoning Commission for Sub Area E1 shall be submitted in accordance with Hilliard City Code Section 1157.04(i), PUD Amendments.



HICKORY CHASE
City of Hilliard, Franklin County, Ohio

PRELIMINARY DEVELOPMENT PLAN

14-R-86
Exhibit A

PREPARED FOR:
Greenwich Investors Hickory Chase, LLC
559 San Ysidro, Suite 1
Santa Barbara, CA 93108

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43234
Phone: 614.773.4500 Tel Fax: 614.773.3446
emht.com

DATE:	DECEMBER 2, 2014
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	



NORTH



SHEET
11



HICKORY CHASE



0000-0001

AL0014877-City of Hilliard, Ohio 14-R-86 Preliminary Development Plan - 12/2/2014 4:17 PM

Attachment: Exhibit A ANSMIL PUD Concept Plan and Text SUBAREA E1 (22-R-36 : ANSMIL PUD SUBAREA E1 MODIFICATION)



BOB WEBB

7662 NORTH CENTRAL DRIVE
LEWIS CENTER, OHIO 43085
740.548.5577

Hickory Chase
Ansmil PUD
Building A
Hilliard, OH

REV.	DATE	ISSUE/REVISION

NOT FOR CONSTRUCTION

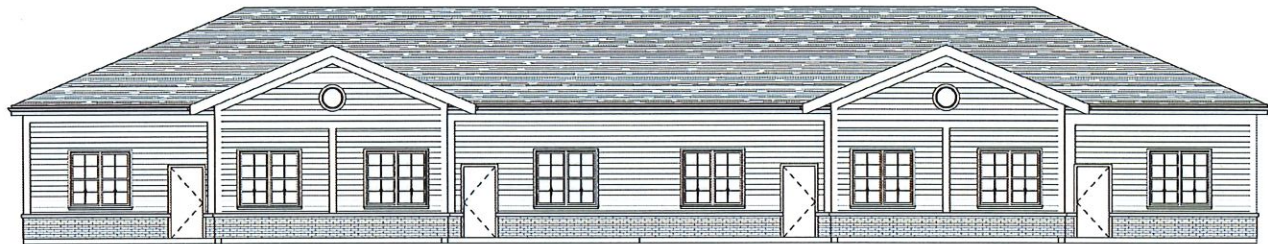
Drawing Name:
ELEVATIONS

Drawing Number:
A2.1¹⁵
Sheet 9 of 24

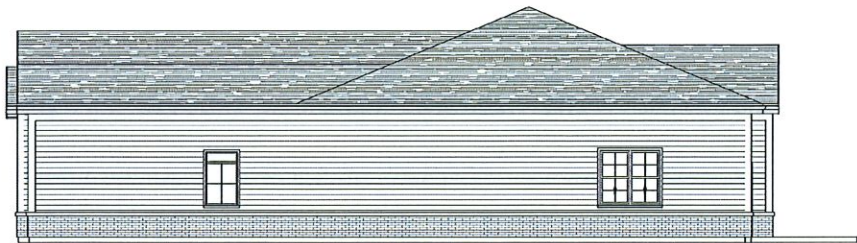
Attachment: Exhibit A ANSMIL PUD Concept Plan and Text SUBAREA E1 (22-R-36 : ANSMIL PUD SUBAREA E1 MODIFICATION)



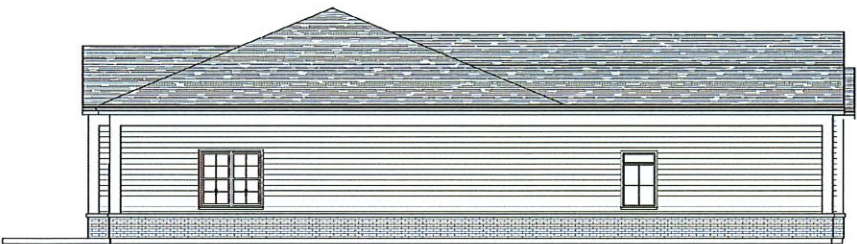
② Front
1/8" = 1'-0"
Total Surface Area: 1,655.46 sf
Surface Area - Excluding Openings: 1,231.72 sf
Area of Brick: 172.46 sf
Brick to Total Surface Area: 10.42%
Brick to Surface Area Excluding Openings: 14.00%



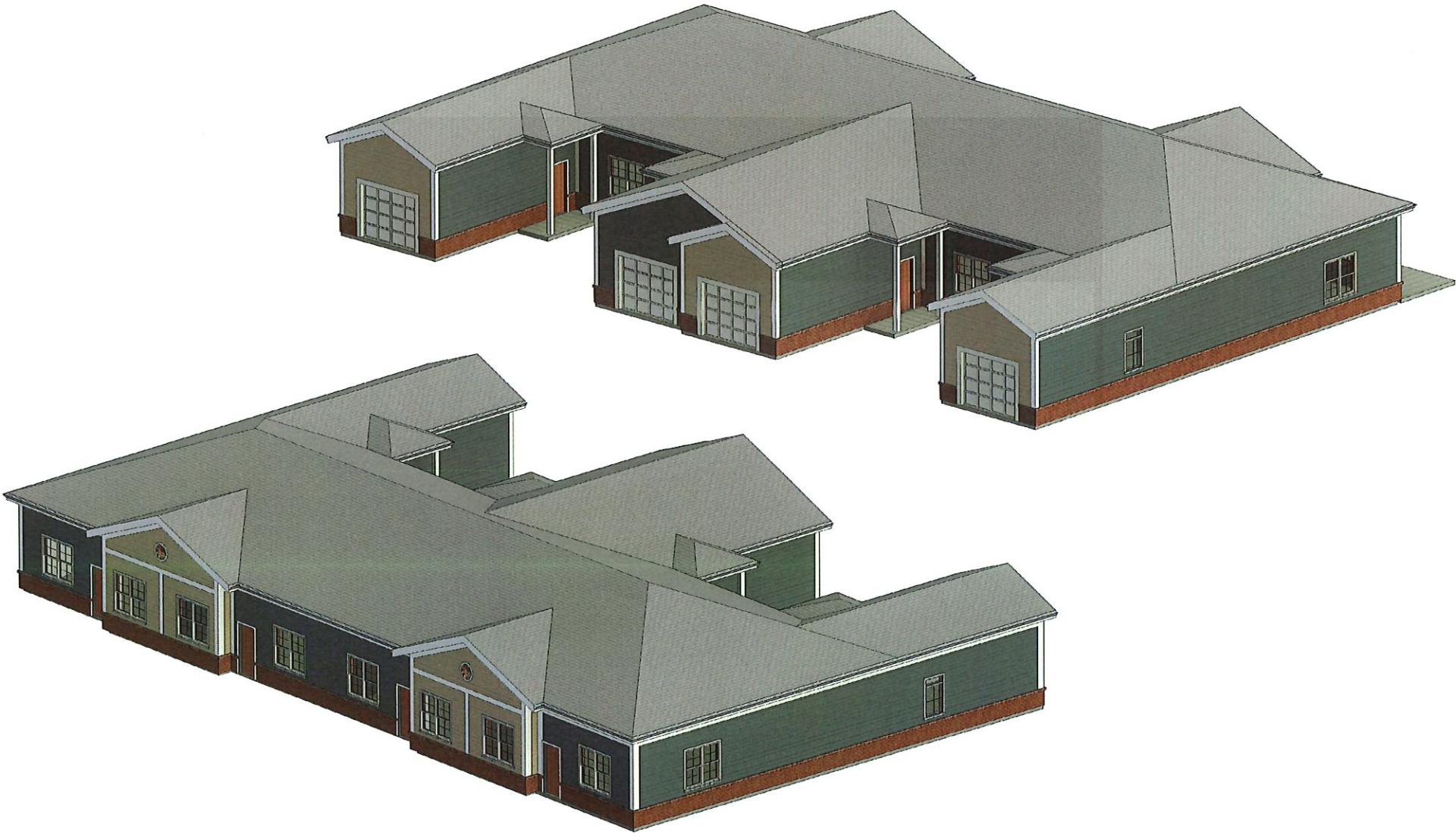
① Rear
1/8" = 1'-0"
Total Surface Area: 1,480.10 sf
Surface Area - Excluding Openings: 1,106.99 sf
Area of Brick: 233.85 sf
Brick to Total Surface Area: 15.80%
Brick to Surface Area Excluding Openings: 21.12%



③ Right Side
1/8" = 1'-0"
Total Surface Area: 796.72 sf
Surface Area - Excluding Openings: 762.80 sf
Area of Brick: 158.60 sf
Brick to Total Surface Area: 19.91%
Brick to Surface Area Excluding Openings: 20.79%



④ Left Side
1/8" = 1'-0"
Total Surface Area: 796.72 sf
Surface Area - Excluding Openings: 762.80 sf
Area of Brick: 158.60 sf
Brick to Total Surface Area: 19.91%
Brick to Surface Area Excluding Openings: 20.79%



Council Memo: Legislation (22-R-37)

Subject: Transfer of Funds
From: Michelle Crandall, City Manager
Initiated by: Greg Tantari, Deputy Finance Director
Date: April 25, 2022

Executive Summary

The proposed legislation authorizes the transfer of funds from the General Fund to the Capital Fund and also the transfer funds from the Capital Fund to the Recreation and Parks Fund. After the transfer, the additional funds will fund Capital Improvement Projects in both the Capital Improvement Fund and the Recreation and Parks Fund.

Staff Recommendation

Staff recommends Council adoption of this resolution.

Background

In 2021, net profit income taxes were up \$7.2 M or (131%) over 2020. This excess allows the City to fund various 2022 Capital Projects without having to borrow additional funding. Consequently, this legislation authorizes the transfer of \$7 million from the General Fund to the Capital Improvement Fund.

Additionally, on August 24, 2020, City Council passed Ordinance No. 20-20 which requires 75% of funds received from the sale of the Grener Property to be dedicated to Recreation and Parks. On November 22, 2021, City Council passed Ordinance No. 21-38, amending Section 183.01 the City's Codified Ordinances creating a new Recreation and Parks Fund. As a result, the City is now able to transfer \$7,160,583 from the sale of the Grener Property to the new Recreation and Parks Fund. These funds will be used to assist with the development and construction of the Recreation and Wellness Campus.

Financial Impacts

There are no anticipated financial impacts.

Expected Benefits

The transfer of these funds will ensure cash funding for Capital Improvement Projects, and to assist in the development and construction of the Recreation and Wellness Campus.

Attachments

N/A



Resolution: 22-R-37

Adopted:

Page 1 of

Effective:

AUTHORIZING THE DIRECTOR OF FINANCE TO TRANSFER FUNDS FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND AND TO THE RECREATION AND PARKS FUND.

WHEREAS, by the passage of Ordinance No. 20-20 on August 24, 2020, City Council mandated that 75% of the net sale proceeds from the Grener Property shall be used for Recreation and Parks purposes; and

WHEREAS, by the passage of Ordinance No. 21-38 on November 22, 2021, City Council amended Section 183.01 of the City's Codified Ordinances creating a Recreation and Parks Fund; and

WHEREAS, in order to comply with Ordinance No. 20-20, the Director of Finance desires to transfer \$7,160,583 from the Capital Improvement Fund to the Recreation and Parks Fund; and

WHEREAS, by the passage of Ordinance No. 21-41 on December 13, 2021, City Council approved the appropriation of funds for the Capital Budget; and

WHEREAS, in order to fund certain Capital Improvement Projects with available cash, it is necessary for the Director of Finance to transfer \$7,000,000 from the General Fund to the Capital Improvement Fund; and

WHEREAS, it is in the Interest and benefit of the City of Hilliard and the public at large that the City transfers funds as provided herein.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hilliard, Ohio, that:

SECTION 1. City Council approves transferring funds to the Recreation and Parks Fund 703 in the amount of \$7,160,583 from the Capital Improvement Fund.

SECTION 2. City Council approves transferring funds to the Capital Improvement Fund 304 in the amount of \$7,000,000 from the General Fund.

SECTION 3. The City Finance Director is authorized and directed to transfer the following amounts:

- \$7,000,000 from the General Fund to the Capital Improvement Fund,
- \$7,160,583 from the Capital Improvement Fund to the Recreation and Parks Fund.

SECTION 4. This Resolution is effective upon its adoption.

ATTEST:

SIGNED:

Diane C. Werbrich, MMC
Clerk of Council

President of Council

APPROVED AS TO FORM:

Philip K. Hartmann
Director of Law

✓ Vote Record - Resolution 22-R-37						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopted	Andy Teater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Adopted as Amended	Omar Tarazi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Defeated	Les Carrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Tabled	Tina Cottone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Held Over	Peggy Hale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Pete Marsh	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Recommendation						
<input type="checkbox"/> Referred Back To Committee						

CERTIFICATE OF THE CLERK

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **22-R-37** passed by the Hilliard City Council on the 25th day of April 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 25th day of April 2022.

Diane C. Werbrich, MMC

1st Quarter Financial Review

2022 Q1 - Financial Overview

April 19, 2022



City of Hilliard
Current Revenues, Expenditures and Ending Fund Balance for Operating Funds
Budget Basis
As of March 31, 2022

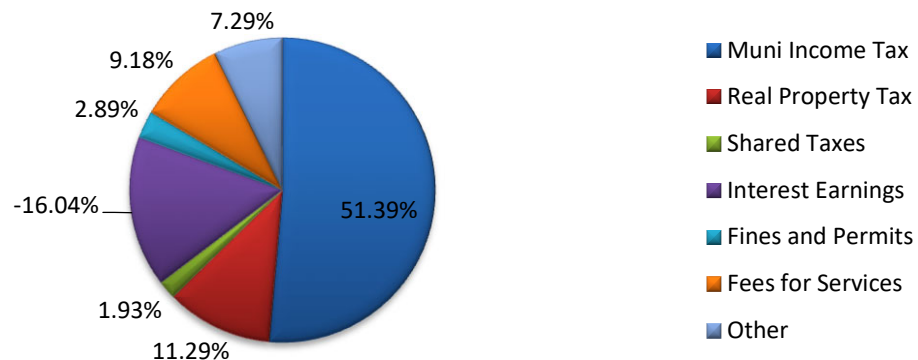
Fund	Beginning Cash Balance 1/1/2022	Revenues	Combined Expenditures	Ending Fund Balance	<i>Current Revenues over Expenditures</i>
General	\$ 16,762,307	\$ 6,386,715	\$ 7,932,284	\$ 15,216,739	\$ (1,545,569)
Fund Transfer to Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Fund	\$ 16,762,307	\$ 6,386,715	\$ 7,932,284	\$ 15,216,739	\$ (1,545,569)
Reserve Fund *	\$ 7,338,122	\$ (592,737)	\$ -	\$ 6,745,385	\$ (592,737)
Recreation and Parks Fund	\$ -	\$ 2,194,550	\$ 663,651	\$ 1,530,900	\$ 1,530,900
Street Construction Maintenance and Repair and County Fund	\$ 4,269,088	\$ 651,183	\$ 1,428,578	\$ 3,491,693	\$ (777,395)
Water Revenue	\$ 316,130	\$ 236,833	\$ 211,565	\$ 341,398	\$ 25,268
Sewer Revenue	\$ 213,446	\$ 165,728	\$ 239,835	\$ 139,339	\$ (74,107)
Storm Water	\$ 1,533,259	\$ 305,001	\$ 346,238	\$ 1,492,022	\$ (41,237)
Construction Inspection	\$ 326,699	\$ 133,948	\$ 180,366	\$ 280,281	\$ (46,418)
Total Operations	\$ 30,759,051	\$ 9,481,221	\$ 11,002,517	\$ 29,237,756	\$ (1,521,295)

* From General Fund to Reserve Fund - To bring balance to 25%

City of Hilliard
Revenue Collections as a Percent of Estimated Revenue
As of March 31, 2022

	2022		2021	2022 Revenue as a percent of Estimated
	Estimated	As of Mar. 31	As of Mar. 31	
General Fund				
Muni Income Tax	\$ 19,817,927	\$ 4,833,041	\$ 7,160,504	24.4%
Real Property Tax	2,247,529	1,061,440	994,425	47.2%
Shared Taxes	741,900	181,143	136,252	24.4%
Interest Earnings	703,000	(1,508,587)	(162,096)	-214.6%
Fines and Permits	1,591,500	271,610	227,804	17.1%
Fees for Services	\$ 4,424,117	\$ 862,989	\$ 830,029	19.5%
Other	464,000	685,078	79,940	147.6%
Totals	\$ 29,989,973	\$ 6,386,714	\$ 9,266,858	21.3%
Recreation and Parks Fund				
Muni Income Tax	\$ 7,622,280	\$ 1,858,862	\$ -	24.4%
Fees for Services	\$ 1,368,500	\$ 335,688	\$ -	24.5%
Totals	\$ 8,990,780	\$ 2,194,550	\$ -	24.4%
Other Operating Funds				
Street Construction Maintenance and Repair and County Fund	\$ 2,782,000	\$ 651,183	\$ 867,599	23.4%
Water Revenue	\$ 1,050,000	\$ 236,833	\$ 311,677	
Sewer Revenue	\$ 1,025,500	\$ 165,728	\$ 147,783	
Total Water and Sewer	\$ 2,075,500	\$ 402,561	\$ 459,460	19.4%
Storm Water	\$ 1,330,000	\$ 305,001	\$ 279,764	22.9%
Construction Inspection	\$ 585,000	\$ 133,948	\$ 58,005	22.9%
	36,762,473	7,879,407	10,931,686	21.4%

General Fund Revenue

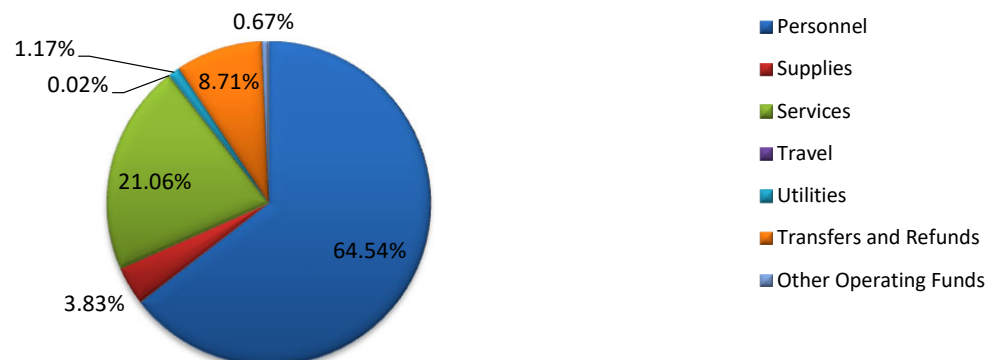


City of Hilliard
Year-to-Date Expenditures as a Percent of Budget
March 31, 2022

	2022		2021	2022 Expenditures
	Budget	Current YTD Expenditures	YTD Expenditures	as a percent of budget
General Fund				
Personnel	\$ 17,614,798	\$ 4,230,830	\$ 4,445,001	24.02%
Supplies	950,400	251,294	223,849	26.44%
Services	6,759,840	1,380,696	2,117,320	20.42%
Travel	68,700	1,334	41	1.94%
Utilities	559,000	76,428	101,066	13.67%
Transfers and Refunds	795,000	570,905	90,376	71.81%
Other Operating Funds	233,800	44,118	17,164	18.87%
Totals	\$ 26,981,538	\$ 6,555,605	\$ 6,994,817	24.30%
<i>Special Transfers</i>		\$ -	\$ 161,256	
Recreation and Parks Fund				
Personnel	\$ 2,863,484	\$ 512,771	\$ -	17.91%
Supplies	431,144	23,104	-	5.36%
Services	598,019	63,047	-	-
Travel	7,500	-	-	0.00%
Utilities	290,000	25,729	-	8.87%
Other Operating Funds	4,500	2,000	-	44.44%
Totals	\$ 4,194,647	\$ 626,651	\$ 161,256	14.94%
Other Operating Funds				
Street Construction Maintenance and Repair and County Fund	\$ 3,434,086	\$ 522,893	\$ 382,410	15.23%
Water Revenue	\$ 1,090,626	\$ 186,449	\$ 186,383	
Sewer Revenue	1,202,301	201,600	191,723	
Total Water and Sewer	\$ 2,292,926	\$ 388,049	\$ 378,106	16.92%
Storm Water	\$ 1,746,126	\$ 241,848	\$ 226,033	13.85%
Construction Inspection	\$ 729,677	\$ 79,697	\$ 63,162	10.92%
	\$ 35,184,353	\$ 7,788,092	\$ 8,044,528	22.14%

Attachment: 1st Quarter Review (2271 : 1st Quarter Financial Review)

General Fund Expenditures



**Income Tax Collection
March 2022**

	Budget 2022	YTD 2022	YTD 2021	Difference	2022/2021 % Change	Budget %
Withholding	\$ 29,785,833.00	\$ 7,723,566.20	\$ 5,718,259.27	\$ 2,005,306.93	35.1%	25.9%
Business	4,109,430.00	1,033,554.73	4,450,781.05	(3,417,226.32)	-76.8%	25.2%
Individual	4,216,136.00	551,104.90	761,423.73	(210,318.83)	-27.6%	13.1%
Total	\$ 38,111,399.00	\$ 9,308,225.83	\$ 10,930,464.05	\$ (1,622,238.22)	-14.8%	24.4%

Income Tax - Fund Allocation

	Budget 2022	YTD 2022	Budget %
General Fund - 52%	\$ 19,817,927.35	\$ 4,840,277.43	
Recreation and Parks Fund - 20%	7,622,279.75	1,861,645.17	
Capital Improvement Fund - 20%	7,622,279.75	1,861,645.17	
Street Improvement Fund - 8%	3,048,911.90	744,658.07	
Total	\$ 38,111,398.75	\$ 9,308,225.83	24.4%

Top Employers March 2022

	2022	2021			
	Withholdings	Withholdings	Variance	% Change	
Top 10 Employers	\$ 3,498,452	\$ 2,139,154	\$ 1,359,298	63.5%	
Top 20 Employers	\$ 4,325,788	\$ 2,767,078	\$ 1,558,710	56.3%	
Top 50 Employers	\$ 5,648,239	\$ 3,734,212	\$ 1,914,027	51.3%	

Top 10 Employers

Advanced Drainage
Amazon Data Services
Armstrong World
BMW Financial
Hilliard Schools
Micro Center Inc.
Nationwide Mutual Ins.
Rich Holdings
Sedwick
Vargo Inc.

Top 20 Employers

AEP
First Source
City of Hilliard
International Products
OhioHealth Physicians
Ohio State University
The Eco Plumbers
Verizon
Verizon Corp.
Zotec Partners LLC

Top 50 Employers

Ability Matters
ADS Alliance Data
American Regent
Artic Express
Baesman Group
Buckeye Nissan
Cummins Inc.
Defense Finance
Ecycle Inc.
Empower HR LLC
Equifax Inc.
Equity LLC
ESC Council
Insperity Peo
Kroger
Macintosh Mgmt Co.
Minute Men
Mount Carmel
National Sign Co.
Nationwide Childrens
Norwich Twp
ODOT
OhioHealth Corp.
Rage Corp
RDP Food Service
Scioto Valley Hot Tubs
Sutphen Tower
Target
Unwin Co.
Verizon Corp.