

MEETING MINUTES



Planning & Zoning Commission

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

Thursday, August 11, 2022 | 7:00 pm

CALL TO ORDER

Chairman Jay Muether called the Regular Meeting of Planning and Zoning Commission to order at 7:00 PM.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Jay Muether led the Commission and attendees in the Pledge of Allegiance.

ROLL CALL

Attendee Name:	Title:	Status:
Chairman Jay Muether	Chair	Present
Vice Chair Bevan Schneck	Vice Chair	Present
Eric Gutknecht	Member	Excused
Chris Lewie	Member	Present
Tracey Nixon	Member	Present
Tom Pannett	Member	Present
Bill Uttley	Member	Present

Staff Members Present: Assistant City Manager Dan Ralley, Planning Director John Talentino, Planning Manager Carson Combs, Staff Attorney Kelly Clodfelder, City Engineer Clark Rausch, Council Representative Cynthia Vermillion and Planning Intern Abby Theil.

Others Present: Joel Cosme, Jr. representing Off Center (PZ-22-38); Bruce Sommerfeld representing Echo Hilliard II (PZ-22-39); Jim Blank, Phil Moorehead, Tom Warner and Troy Reynolds representing Blank Dental (PZ-22-40); Joe Gioffre, Brad McMahon and Rene Jimenez representing ADS/Ansmil (Case #PZ-22-41); Drew Johnson and Andrew Ong representing Oppidan (PZ-22-42); Eric Bahgat representing Coloroad Mt. Sports (PZ-22-43); Troy Richards representing the Greyson (PZ-22-44) and other members of the public in attendance.

APPROVAL OF MEETING MINUTES – July 14, 2022

Chairman Muether asked if there were any changes or corrections to the July 14, 2022, Planning and Zoning Commission minutes. With no comments, the minutes were approved by a voice vote.

Status:	Accepted by voice vote (6-0)
Ayes:	

OATH TO TELL THE TRUTH

Staff Attorney Kelly Clodfelder administered the Oath to Tell the Truth.

CHANGES TO THE AGENDA (requests for postponements, withdrawals, or change in order of cases)

No changes were requested.

NEW CASES:

CASE 1: PZ-22-38 – OFF CENTER PATIO & PUB – 5286 Center Street

PARCEL NUMBER: 050-000361

APPLICANT: Joel Cosme, Off Center Patio & Pub, 5286 Center Street, Hilliard, OH 43026.

REQUEST: Review and approval of sign variances under the provisions of Hilliard Code Section 1129.08 for an 15-foot tall, 22.75-square-foot single-pole ground sign.

[Mr. Combs gave the staff report]

BACKGROUND:

The site is approximately 0.26-acre located approximately 185 feet south of the intersection Columbia Street and Center Street. The site is zoned OH-RD, Old Hilliard Residential District and consists of two parcels, 050-000361 and 050-002342. On September 1, 1982, the Old Hilliard Commission approved a twelve-foot by thirty-foot building addition. The Old Hilliard Commission also approved inside dining and customer parking in June of 1992, and the Graphics Commission approved an A-Frame sign (October 5, 1992). On November 4, 1992, the Old Hilliard Commission also approved a temporary A-Frame sign at the corner of Norwich and Grove St. for a total of three months. On May 3, 2001, the Old Hilliard Commission approved a sandwich board sign and denied an off-premise sign that was proposed to be located at the corner of Main and Center Streets. The Old Hilliard Commission further approved a conditional use for a mixed occupancy for a restaurant and residential use for the site on August 2, 2001. Although there is no record of a permit for the existing ground sign, photographic evidence shows it on the site as far back as 1992. The applicant is requesting a variance to permit a face change to the existing fifteen foot tall, 22.75-square-foot sign located within the public right-of-way.

COMMISSION ROLE:

The Commission is to review the proposed signage for conformance to the provisions of Hilliard Code Section 1129.08.

STAFF RECOMMENDATION:

Staff finds that there can be beneficial use of the property without the variance and that the requested variance is substantial. Staff finds that the essential character of the neighborhood would be substantially altered, and that adjoining property owners would suffer substantial detriment as a result of granting the variance because the proposal is not consistent with the spirit and intent of the sign code and is technically off-site on city right-of-way. Based on these findings, consistent with Hilliard Code Sections 1129.02, 1129.04, and 1129.05, staff respectfully recommends that the proposed variance request be denied because the sign must be removed from the right-of-way.

CONSIDERATIONS:

- The site is zoned OH-RD, Old Hilliard Residential District. The site abuts other OH-RD properties on all sides. The business was granted a zoning certificate for a change of use on January 11, 2022, after the business began operation and it was brought to the attention of Code Enforcement. The approved zoning certificate specifically notes as a condition of approval that a sign permit is required for any changes.
- According to Section 1129.04(b)(7) of the zoning code, pole signs are prohibited within Old Hilliard. Section 1129.05 also limits the size of ground signs within Old Hilliard to a maximum of seven feet. The existing pole sign has a height of 15 feet. The sign face as noted in the application was installed without a permit and a notice of violation was issued.

- Section 1129.05 of the Code prohibits business identification signs within the right-of-way and requires a minimum setback of five feet from the right-of-way for signs within Old Hilliard.
- The edge of right-of-way for Center Street is located approximately 20 feet from the edge of pavement and includes most of the perpendicular parking along the street. The leading edge of the sign is located approximately 9 ½ feet from the edge of pavement and the pole is located a distance of twelve feet from the edge of pavement (completely within the right-of-way). A variance to approve the sign in its currently location cannot be granted by the Commission without authorization of the City Manager. The Commission only has the review power, should it choose, to approve relocating the existing pole sign to a location within the property.

[END OF REPORT | PZ-22-38]

Mr. Combs noted that staff had a recent meeting with the applicant and that there may be an alternative location for the sign that would be suitable by moving the sign directly back onto the property adjacent to the sidewalk and building.

Mr. Lewie asked if the sign would comply if the location issue were eliminated; Mr. Combs explained that the sign exceeded height and that pole-style signs were prohibited by Code.

Ms. Vermillion asked why the sign location had not been addressed in the past; Mr. Talentino discussed how the site has not been through any process or application that would have resulted in the review of the sign location. He explained that there have been many signs in the past that were installed in the wrong by measuring from the edge of pavement instead of the right-of-way. It was not noticed because there has never been a site plan review or survey of the site.

Joel Cosme, Jr. said that the sign company was supposed to ensure that all requirements were met, and an application was provided as soon as the problem was discovered. He noted that moving the sign straight back behind the fence would be optimal to utilize existing electrical and to apply for grant assistance.

Mr. Uttley noted that the key is to get the sign out of the right-of-way for liability issues, but that it could be considered as a historic sign in the district; Mr. Cosme agreed with the idea of moving the sign.

With no public comment, Mr. Uttley, seconded by Chairman Muether, made a motion to approve sign variance under the provisions of Hilliard Code Section 1129.08 for an 15-foot tall, 22.75-square-foot single-pole ground sign with the following condition:

- 1) That the sign be moved outside of the city right-of-way and onto the actual property.

Status:	Approved with one condition (6-0).
Mover:	Mr. Bill Uttley
Second:	Chairman Jay Muether
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Chris Lewie, Tracey Nixon, Tom Pannett, Bill Uttley.

CASE 2: PZ-22-39 – FIRST INDUSTRIAL PROPERTY LP PUD – 3911-3959 Britton Parkway

PARCEL NUMBER: 050-011171

APPLICANT: Echo Hilliard II LLC, 560 Epsilon Drive, Pittsburgh, PA 15238; c/o Kylie Cochran, Signcom, Inc., 527 Rich Street, Columbus, OH 43215.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 and the First Industrial Property PUD to permit a 6-foot tall, 32-square-foot ground sign with multiple tenant panels located less than 15 feet from the right-of-way line.

[Mr. Combs gave the staff report]

BACKGROUND:

The site is 11.03± acres located approximately 600 feet north of the intersection of Britton Parkway and Cemetery Road. This parcel is zoned PUD, Planned Unit Development, and falls under the development regulations of the First Industrial LP PUD (Ord. 12-45) which was originally approved by City Council on August 9, 2012. The adjacent properties to the north, west, and south are also zoned PUD within the First Industrial LP PUD and include a mix of other retail, restaurant and service uses. Properties directly across Britton Parkway are zoned B-4, I-270 District. On February 14, 2013, the Commission approved a comprehensive signage plan for the overall development (formerly addressed as 4300 Cemetery Road) with the following conditions: (1) That all ground signs are limited to not more than 7 feet in height and located not less than 15 feet from any public right-of-way line; (2) That all signage is externally illuminated unless otherwise specifically approved by the Planning and Zoning Commission; and (3) That the proposed signage plan is revised consistent with the 12 recommendations listed in the staff report, as discussed at that meeting (reflected in the minutes), and subject to staff approval. The applicant is requesting approval of a variance to reduce the minimum setback from the Britton Parkway right-of-way line from 15 feet to 9 feet.

COMMISSION ROLE:

The Commission is to review the proposed sign variance for conformance to the provisions of City Code Section 1129.08 and the comprehensive signage plan for the First Industrial Property PUD.

STAFF RECOMMENDATION:

Staff finds that the proposal is generally consistent with the spirit and intent of City Code Section 1129 and the First Industrial LP Property PUD comprehensive signage plan. Based on this finding, staff recommends approval of the proposed signage with the following conditions:

- 1) That the sign location be modified to comply with the 15-foot setback required by City Code Section 1129 and the approved First Industrial LP Property PUD comprehensive signage plan;
- 2) That the applicant obtain an approved sign permit prior to installation;
- 3) That all future tenants obtain a sign permit for their individual tenant panel on the proposed sign; and
- 4) That the sign be landscaped in compliance with City Code Section 1129.

CONSIDERATIONS:

- The First Industrial LP Property PUD comprehensive signage plan approved by the Planning and Zoning Commission required that all ground signs in the development are setback a minimum of 15 feet from the right-of-way consistent with City Code Section 1129.
- The applicant is requesting a variance to reduce the required setback of a ground sign from the Britton Parkway right-of-way from 15 feet to 9 feet.
- The proposed 6.1-foot-tall, 31.75-square-foot non-illuminated ground sign will be located 20 feet south of the southern entrance for the shopping center.

[END OF REPORT | PZ-22-39]

Bruce Sommerfeld, 527 West Bridge Street, spoke on behalf of the applicant. He said that at the time of the original approval the layout for the parking was not determined. Because of the large setback for some tenants additional signage is needed. He voiced their concern to limit variances and to not block visibility. Mr. Sommerfeld noted for Ms. Nixon that colors were limited on the sign to increase readability and to reduce clutter. He explained to the Commission how the sign was placed to avoid interfering with visibility triangles.

Ms. Nixon asked if the sign could be moved to the north toward the gas station; Mr. Sommerfeld stated that moving the sign in that way would limit visibility.

Mr. Talentino noted that this particular sign had been discussed for years. He explained that the comprehensive sign plan set out basic requirements and that many options have been discussed.

(There was no public input/comment).

Mr. Pannett, seconded by Ms. Nixon, made a motion to approve a sign variance under the provisions of Hilliard Code Section 1129.08 and the First Industrial Property PUD to permit a 6-foot tall, 32-square-foot ground sign with multiple tenant panels with four conditions:

- 1) That the sign location be modified with a 9-foot setback;
- 2) That the applicant obtain an approved sign permit prior to installation;
- 3) That all future tenants obtain a sign permit for their individual tenant panel on the proposed sign; and
- 4) That the sign be landscaped in compliance with City Code Section 1129.

Status:	Approved with four conditions (6-0).
Mover:	Tom Pannett
Seconded:	Tracey Nixon
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Chris Lewie, Tracey Nixon, Tom Pannett, Bill Uttley.

CASE 3: PZ-22-40 – BLANK DENTAL GROUP – 5330 Cemetery Road

PARCEL NUMBER: 050-000100

APPLICANT: Blank Spaces LLC, 5330 Cemetery Road, Hilliard, OH 43026; c/o Chris Huber, Advanced Civil Design, 781 Science Boulevard, Gahanna, OH 43230.

REQUEST: Review and approval of a Level “B” Site Plan under the provisions of Hilliard Code Chapter 1131 for a parking lot expansion and approval of a variance to the provisions of Section 1129.08 to increase the maximum permitted height of a monument sign base.

[Ms. Theil gave the staff report]

BACKGROUND:

The site consists of 0.55 acre located on the north side of Cemetery Road between Lattimer Street and Franklin Street. The property is zoned B-1, Neighborhood Business District, which allows for a range of low intensity commercial uses. The property is also located in the Pedestrian Oriented Sub District, which sets additional development standards to ensure high visual quality and pedestrian focused mobility. The property is the former location of the Leaping Learners Childcare Center and includes a 3,780-square-foot office building and a front parking lot with two curb cut access drives from Cemetery Road. On November 20, 2021, the Planning and Zoning Commission approved a sign variance that permits signage to be a minimum distance of 5 feet from the right-of-way line. The applicant is requesting approval of a Level “B” Site Plan for a parking lot expansion in the rear yard and a variance to approve a new monument sign.

COMMISSION ROLE:

The Commission is to review the proposed site plan for conformance to the provisions of Hilliard Code Chapter 1131. The Commission is also to review the proposed sign plans to determine signage modifications per Hilliard Code Section 1129.08.

STAFF RECOMMENDATION: MOTION 1 (LEVEL B SITE PLAN)

Staff finds that the proposed site plan is generally consistent with the spirit and intent of the Zoning Code. Staff believes that the proposed site plan would be a significant improvement to the existing conditions on the property. Based on this finding, staff recommends that the proposed Level “B” site plan be approved with the following five conditions:

- 1) That the submitted plans be reconciled to include the evergreen shrub additions that surround all sides of the proposed monument sign;
- 2) That the lighting plan be modified to limit illumination ten feet beyond the property line to no more than 1.2 footcandles;
- 3) That submitted plans be modified to include perimeter and interior landscaping along Cemetery Road, subject to staff approval;
- 4) That all necessary variances be obtained from the Board of Zoning Appeals; and
- 5) That a zoning certificate be obtained prior to occupancy for the change of use.

STAFF RECOMMENDATION: MOTION 2 (SIGN VARIANCE)

Staff finds that the increase in base height for the proposed monument sign is not consistent with the spirit and intent of the Sign Code. Staff finds that there can be beneficial use of the property without the variance and that the requested variance is substantial. Based on this finding, staff respectfully recommends that the proposed sign variance be denied.

CONSIDERATIONS:

- The existing site has a parking lot located in the front yard of the property. Section 1111.03 of the Zoning Code requires a 30-foot front yard parking setback for B-1 Districts, and Section 1111.04(g)(1) of the Code prohibits locating parking, staking spaces, or drive aisles between the building and public right-of-way for B-1, Pedestrian Oriented Sub Districts. The site plan intends to preserve the existing front yard parking lot, and a variance will be required. The site plan will expand existing parking availability by adding a new parking lot in the rear yard of the property. The proposed rear yard parking lot encroaches on the 20-foot rear yard parking setback for B-1 Districts, and a variance will be required.
- The site plan intends to utilize the two existing curb cuts from Cemetery Road for property access. 13-foot-wide drive aisles will be added along the western and eastern sides of the property to connect the rear yard parking expansion with the existing front yard parking lot. Access into the rear yard parking lot will be via one-direction traffic, with traffic entering from the eastern drive and exiting out the western drive. The maneuvering lanes in both the front and rear yard parking lots are proposed to be approximately 20 feet wide, and a variance will be required to reduce this width from the 24-foot minimum, as required per Section 1127.04(b)(3) of the Zoning Code.
- The site plan intends to preserve the existing 5-foot-wide sidewalk along Cemetery Road. Section 1111.04(d)(2) of the Zoning Codes requires public sidewalks in the Pedestrian Oriented Sub District to be 6 feet wide. The site plan also proposes adding a 3- to 4-foot-wide pedestrian walkway that will extend from the public sidewalk along the eastern side of the property to connect with the office building. The walkway will be marked with crosshatching on the front yard parking lot and across the eastern drive. Code requires a width of five feet and variances will be needed.

- Per staff's recommendation, the site plan will remove the 5 parking spaces that currently encroach onto the Cemetery Road right-of-way and replace the area with a 7-foot-wide landscape buffer and 2 parallel parking spaces. A corner of existing pavement in the southwest corner of the property will also be removed and replaced with landscaping. Staff further recommends that site proposed site plans be modified so that the landscaping along Cemetery Road follows the planting requirements outlined in Section 1125.05 of the Zoning Code.
- Interior landscaping for vehicular use areas has not been provided on the site plan due to space constraints. Specifically, parking rows do not have landscape islands/peninsulas on the ends, and parking rows greater than 12 spaces or 100 feet in length are not broken up with interior landscaping. A variance will be required to waive the landscaping requirements. Staff recommends that the parking spaces closest to Cemetery Road conform to interior landscaping planting requirements per Section 1125.05 of the Zoning Code.
- A 10-foot-wide landscape buffer for vehicular use area is required around the northern, western, and eastern perimeter of the parking lot, and a 20-foot-wide landscape buffer is required along Cemetery Road. Landscaping has not been fully provided due to space constraints, and a variance will be required to reduce these buffer widths. Staff recommends that the 7-foot landscape buffer along Cemetery Road follows perimeter landscaping planting requirements per Section 1125.05 of the Zoning Code. Specifically, staff recommends adding a tree for the landscaped area located in the southwest corner of the property and adding shrubs in the buffer area.
- The site plan proposes 30 total parking spaces and surpasses the 10% maximum (14 spaces) for office uses as outlined in Section 1127 of the Zoning Code. The Commission may waive the required maximum number of spaces.
- The site plan intends to remove 67 tree caliper inches as part of site improvements. Only 12 replacement tree caliper inches have been provided in the landscape plan, and a variance will be required to reduce the tree placement requirements.
- The proposed monument sign will be located in the Cemetery Road landscape buffer, adjacent to the eastern access drive, and will be placed 5 feet from the Cemetery Road right-of-way line. In 2021, the Planning and Zoning Commission permitted signs on the property to be located from this distance. The base will be 33 inches in height and will require a sign variance. External illumination will be used and will be appropriately screened to meet Code requirements.
- Lighting plans identify areas where illumination is greater than 1.2 footcandles 10 feet beyond the property line. These areas are located along the southern property border by the Cemetery Road landscape buffer. Staff requests that the plans be modified to prevent excess illumination from encroaching beyond the property line.

[END OF REPORT | PZ-22-40]

Chairman Muether asked for clarification about the sign variance; Ms. Thiel noted that the sign complied with the overall height requirement, but that the base of the sign would need a variance.

Vice Chair Schneck asked if the arrows on the plan would be pavement markings; Ms. Thiel said that was not determined.

Mr. Lewie asked if bicycle parking is required; Mr. Talentino explained that it is not required, but is always encouraged.

Ms. Nixon asked why the walkway and drive aisles were being reduced; Mr. Talentino said that the sidewalks were fitting the existing conditions. Reduction of the drive aisle would increase landscape area. He said that most of the variances address the existing parking in front of the building to establish a record.

Mr. Rausch noted for the Commission that engineering would recommend an additional condition to meet the requirements of the engineering design manual due to the significant amount of asphalt being added to the back of the site.

Jim Blank, 5330 Cemetery Road, owner of Blank Dental pointed out that signage is important and front parking is primarily for patients, while the rear parking expansion is to accommodate employees.

Tom Warner (Advanced Civil Design) 781 Science Boulevard in Gahanna indicated that the proposed design will enhance the appearance of the vacant daycare. He said that working with staff, the parking has been removed from the right-of-way and that the applicant is happy to comply with engineering requirements. Mr. Warner noted that pavement markings are preferred over signage to reduce visual clutter.

Mr. Lewie asked about trash provision for the site and had concern that it would impact the parking; Troy Reynolds, contractor, noted that planning had not progressed to that stage

Phil Moorehead (G2 Planning and Design) 720 East Broad Street, inquired about the sign; Commission members then discussed the sign design. (No public comment was made).

Mr. Lewie, seconded by Mr. Uttley, made a motion to approve a Level "B" Site Plan under the provisions of Hilliard Code Chapter 1131 for a parking lot expansion with six conditions:

- 1) That the submitted plans be reconciled to include the evergreen shrub additions that surround all sides of the proposed monument sign;
- 2) That the lighting plan be modified to limit illumination ten feet beyond the property line to no more than 1.2 footcandles;
- 3) That submitted plans be modified to include perimeter and interior landscaping along Cemetery Road, subject to staff approval;
- 4) That all necessary variances be obtained from the Board of Zoning Appeals;
- 5) That a zoning certificate be obtained prior to occupancy for the change of use; and
- 6) That the proposal conform to the stormwater management requirements.

Status:	Approved with six conditions (6-0).
Mover:	Chris Lewie
Second:	Bill Uttley
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Tom Pannett, Chris Lewie, Tracey Nixon, Bill Uttley

Mr. Lewie, seconded by Chairman Muether, made a motion to approve the monument sign as submitted.

Status:	Approved as submitted (5-1).
Mover:	Chris Lewie
Second:	Chairman Jay Muether
Ayes:	Chairman Jay Muether, Tom Pannett, Chris Lewie, Tracey Nixon, Bill Uttley
Nays:	Vice Chair Bevan Schneck

CASE 4: PZ-22-41 – ADVANCED DRAINAGE SYSTEMS – Ansmil PUD Subarea C2 – South and west sides of Lyman Drive approximately 120 feet south of Davidson Road

PARCEL NUMBER: 050-008256

APPLICANT: Ansmil LLC, c/o Daniel Smith, 203 S. Stanwood Road, Columbus, OH 43209; and Rene Jimenez, Geis Companies, 10020 Aurora-Hudson Road, Streetsboro, OH 44241.

REQUEST: Review and approval of a PUD modification concerning standards for setbacks, parking, landscaping, and outdoor storage under the provisions of Hilliard Code Section 1117.08 for an office building on 16.66 acres.

[Mr. Talentino gave the staff report]

BACKGROUND:

The site consists of 16.66 acres located on the south and west sides of Lyman Drive approximately 120 feet south of Davidson Road. The site is located within Subarea C2 of the Ansmil PUD. On April 14, 2016, the Planning and Zoning Commission approved a lot split, conditional use, PUD Final Development Plan, and a PUD modification for hospital and medical office buildings totaling 108,150 square feet. On September 14, 2017, the Commission approved a Final Plat to dedicate right-of-way for a portion of North Clara Circle to the west of this site. On October 12, 2017, the Commission also approved a variance for a sign package for the Mount Carmel medical office building to the west of the site that included the existing off-premises ground sign located on the west side of Lyman Drive approximately 500 feet south of Davidson Road within this site.

The applicant is now requesting approval of a PUD text modification concerning standards for setbacks, parking, and landscaping for an office development on 16.66 acres. The Ansmil PUD Development Text specifies that final development plans for office buildings within Subarea C2 will be reviewed for approval administratively by City staff without the necessity of going before the Planning and Zoning Commission for final development plan approval, provided that the plans conform with provisions of the PUD Development Plan Text.

COMMISSION ROLE:

The Commission is to review the proposed PUD modification for conformance to the provisions of Hilliard Code Section 1117.08.

STAFF RECOMMENDATION:

Staff finds that the proposed PUD modification is consistent with the approved Ansmil PUD Concept Plan and the recommendations for land use contained within the Hilliard Comprehensive Plan. Based on these findings, staff recommends approval of the proposed PUD text modifications with the following 2 conditions:

- 1) That the property line adjacent to the I-270 right-of-way line is determined prior to Final Development Plan approval; and
- 2) That the Development Text is revised to conform to all conditions of Planning and Zoning Commission approval prior to being scheduled on a City Council agenda.

CONSIDERATIONS:

- The site consists of the eastern portion of Subarea C2. It has approximately 40 feet of frontage on Davidson Road, approximately 1,400 feet of frontage on Lyman Drive, and approximately 760 feet of frontage on the future east-west road that will connect Britton Parkway to Lyman Drive in the southern portion of the site. I-270 is located to the east of the site across Lyman Drive. Property to the south is undeveloped land within Ansmil PUD Subarea C3 zoned for commercial and office uses, and commercial businesses zoned B-4, I-270 Corridor District. To the west is the Mount Carmel medical office building

within Ansmil PUD Subarea B2, which is zoned for office uses. To the north, across Davidson Road, is an AEP substation zoned B-3, Office/Institutional District. Vehicular access to the site will be via one full-service access point on Davidson Road, and two full-service access points on the future east-west road connecting Britton Parkway and Lyman Drive.

- The site has an existing storm water management pond which is to be relocated to the southern end of the site south of the future road connection. The site includes an existing 22.5-foot-tall, 348-square-foot (per side), internally-illuminated off-premise ground sign for the Mount Carmel medical office building along Lyman Drive south of Davidson Road. The sign is likely to be relocated and must be placed a minimum of 15 feet from any right-of-way line.

Traffic and Access Issues:

- The Ansmil PUD Access Management Plan (Exhibit E) states the following: “Lyman Drive must be removed as a through street within the limits of C2 when Britton Parkway, Arthur Drive, and Clara Circle are open to traffic. The property owner may apply for vacation of this public ROW at a later date; however, the City plans to maintain a public easement over this land to provide public utilities, drainage, or pedestrian facilities.”
- The Lyman Drive right-of-way is immediately adjacent to the I-270 right-of-way in this location. The applicant is in the process of determining exactly where the property line will move upon the vacation of the Lyman Drive right-of-way and additional highway easements. This determination must be made prior to administrative review and approval of the final development plan.

Proposed Use

- The conceptual plans show a two-story, 107,500-square-foot office building. The final location and orientation of the building and other site elements will be specified as part of the Final Development Plan. Vehicular access to the site will be from Davidson Road and the east-west road connection between Britton Parkway and Lyman Drive along the southern portion of the Subarea.
- General development standards for the site in Subarea C2 include the following:

Maximum density	18,000 square feet per acre
Minimum building footprint	25,000 square feet
Minimum building height	3 stories (2 stories for medical office)
Maximum building coverage	40 percent
Maximum impervious surface	70 percent

- Building and pavement setbacks for the site in Subarea C2 include the following in addition to a minimum 20-foot side yard and 30-foot rear yard requirement:

	Building Setback	Pavement Setback
Davidson Road	40 feet	40 feet
Britton Parkway	40 feet	40 feet
Clara Circle/Arthur Drive	30 feet	50 feet

- The text requires trash receptacles to be 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 trash receptacle. 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.

Architecture

- The text requires all buildings to have four-sided architecture and a consistent finish on all four sides. Fenestration shall be proportional with building size and massing. Permitted materials include brick, stone, stucco stone, pre-cast concrete, metal window frames and glass. Earth tone colors are required.

PUD Modification

- The PUD modification includes the following changes to the Subarea C2 development text:

Section C2.01.2.	Specifies minimum building height of 2 stories for office buildings
Section C2.01.8.	Eliminates the pavement setback from the I-270 right-of-way.
Section C2.01.9.	Reduces the minimum pavement setback from the east-west road connecting Britton Parkway and Lyman Drive along the southern portion of Sub Areas C1a and C2 from 50 feet to 30 feet.
Section C2.02.1.	Requires parking for uses not specified in the text to be as set forth in the Zoning Code.
Section C2.04.1.i.	Eliminates the requirement for an earth mound in areas of ingress and egress for roadways and ponds.
Section C2.04.1.m.	Permits fencing to be permitted with a fence permit instead of by Planning and Zoning Commission as a conditional use.
Section C2.05.12.a	Revised as follows: “No materials, supplies, equipment, or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure, except within one contiguous area within the entire Sub Area C2 not to exceed 80,000 square feet that is accessory to an approved office building and which area shall be screened from view from adjacent properties and rights-of-way with a 6-foot-tall solid fence and a combination of mounding, evergreen trees, and deciduous trees. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from view with material harmonious with the building.”

- Staff also recommends the following administrative changes to the development text to specify the correct and up-to-date Code Chapters concerning development standards:

Section C2.01.3.	Specifies the correct Code Chapter for lot coverage.
Section C2.02.1	Specifies parking for medical offices to be a minimum of one space per 300 square feet of usable floor area.
Section C2.04.1.a	Specifies the correct Code Chapter for landscaping.
Section C2.04.1.b.	Specifies the correct Code Chapter for landscaping.
Section C2.04.1.f.	Specifies the correct Code Chapter for landscaping.
Section C2.04.1.f.	Corrects a typo for wheel stops.

[END OF REPORT | PZ-22-41]

Chairman Muether asked for clarification if this is an additional facility for ADS and whether the storage area would be used for plastic pipe; Mr. Talentino confirmed that this proposal is an R&D facility in addition to their headquarters and that pipe being tested would be stored. He noted staff’s concern for cut-through traffic as part of the design. Mr. Talentino explained that both mounding and fencing is desired for the storage area.

Joe Gioffre, ADS, noted that sustainability goals are important as part of the project and that ADS is the largest plastic recycler in the country. He said that pipe will be stored that is being used in testing.

Mr. Talentino submitted updated text with additional changes in green that are proposed by the applicant since the time of the packet. He clarified that as an office in this PUD, there is no final development plan review in order to speed the development process.

Rene Jiminez noted that the mounding will have landscaping on top to screen the storage area. He said the fencing is intended for security reasons inside the mounding. He noted that they are looking at 8 feet in height.

Mr. Lewie inquired about the Mt. Carmel property and what they could do; Mr. Talentino discussed cross-access and what could occur on the adjacent property.

With no comment from the audience, Mr. Uttley (seconded by Mr. Lewie) made a motion to approve a PUD modification concerning standards for setbacks, parking, landscaping, and outdoor storage under the provisions of Hilliard Code Section 1117.08 for an office building on 16.66 acres with two conditions:

- 1) That the property line adjacent to the I-270 right-of-way line is determined prior to Final Development Plan approval; and
- 2) That the Development Text as presented tonight (dated 8/4/22) is revised to conform to all conditions of Planning and Zoning Commission approval prior to being scheduled on a City Council agenda.

Status:	Approved with two conditions (6-0).
Mover:	Mr. Bill Uttley
Secunder:	Mr. Chris Lewie
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Chris Lewie, Tracey Nixon, Tom Pannett, Bill Uttley.

CASE 5: PZ-22-42 – OPPIDAN DATA CENTER – 4861 Edwards Farm Road

PARCEL NUMBER: 050-006545

APPLICANT: Wolpert Enterprises Limited, c/o Larry Wolpert, 2592 Canterbury Road, Columbus, OH 43221; and Andrew Ong, American Structurepoint, 2550 Corporate Exchange Drive, Suite 300, Columbus, OH 43231.

REQUEST: Review and approval of a Lot Split under the provisions of Hilliard Code Section 1188.05 and a Level “B” Site Plan under the provisions of Chapter 1131 of the Hilliard Zoning Code for the construction of an 89,954-square-foot data center on 14.30 acres.

[Mr. Combs gave the staff report]

BACKGROUND:

The site consists of 26.88± acres located just north of Davison Road between I-270 and Edwards Farm Drive. The property is undeveloped agricultural land with freeway frontage that is zoned B-3, Office/Institutional District. The proposed lot split and requested approval of a Level “B” Site Plan would enable the applicant to record lot split exhibits and submit for building permits for the construction of an 89,954-square foot data center that would be located on the southern 14.92± acres of the site.

COMMISSION ROLE:

The Commission is to review the proposed lot split for conformance to the provisions of Hilliard Code Section 1188.05 and assess the proposed Level “B” Site Plan under the provisions of Hilliard Code Chapter 1131.

STAFF RECOMMENDATION: MOTION 1 (LOT SPLIT)

Staff finds that the proposed lot split will conform to the minimum requirements as set forth in the B-3, Office/Institutional District and meets the general intent of the Code. Based on this finding, staff recommends that the proposed lot split be approved with two conditions:

- 1) That the legal description and exhibit for the lot split/deed transfer meet the requirements of the City Engineer for format and content; and
- 2) That any lot split/deed transfer be recorded and that evidence thereof is provided to staff.

STAFF RECOMMENDATION: MOTION 2 (LEVEL B SITE PLAN)

Staff finds that the proposed site plan is generally consistent with the overall intent of the Code and appropriately addresses basic zoning requirements with the conditions as noted. Based on this finding, staff recommends that the proposed Level “B” Site Plan be approved with six conditions:

- 1) That necessary variances for security fencing be obtained from the BZA or that plans meet Code requirements;
- 2) That plans be revised to include the installation of the public sidewalk along Edwards Farm Drive to Davidson Road as required by Code and that street trees be installed to the satisfaction of the City Forester;
- 3) That the applicant provide a pedestrian access easement, if necessary, along Davidson Road for pedestrian connectivity to the satisfaction of the City Engineer;
- 4) That no additional access points be permitted north of this site and that any potential utility provider access is shared with the existing curbcut;
- 5) That an additional matching screenwall be located at the southwest corner of the building adjacent to the generator yard to screen from I-270; and
- 6) That all replacement tree calliper inches as required by Code be provided and that additional evergreen screening be provided in front of the retention pond along Edwards Farm Road and at the southeast corner of the perimeter fencing to visually screen the length of the generator yard from rights-of-way to the satisfaction of the Planning Director.

CONSIDERATIONS:

- *Site Overview.* The site is zoned B-3, Office/Institutional District and data centers are a permitted use for that zoning designation. To the east across Edwards Farm Road are “the pointe” apartments and the “All-About Kids” daycare and preschool zoned PUD, Planned Unit Development District. The site is bounded by Davidson Road and Smith Ditch to the south and I-270 to the west. To the north of the parent tract that includes this site is “the District” apartments within the City of Columbus.
- *Lot Size/Dimension.* In order to request a lot split, the proposed lot and residual tract must include a minimum lot size of 1.0 acre and a minimum lot width of 200 feet. The proposed split meets all requirements. Recording of any lot split/deed transfer will be required, if necessary, prior to development on the remainder of the property in accordance with the Hilliard Design Manual.
- *Minimum Lot Standards.* The following setbacks and standards within the B-3 District are required, and the proposed development will comply with all standards as part of the lot split request. Plans should be corrected as part of the permit submission to indicate a 50-foot building setback and 20-foot parking setback along the Davidson Road right-of-way.

B-3 District Development Standards	
Maximum Building Height	45 feet
Minimum Front Parking Setback	20 feet
Minimum Front Building Setback	50 feet
Minimum Side Setback	30 feet
Minimum Rear Setback	30 feet

- *Architecture.* Proposed architecture for the data center includes concrete tilt-up panels with varied textures and detailing. The building will include elements of tinted glass and dark gray louvers. The proposed structure will include a building height of 32 feet with a 4-foot tall parapet (36 feet) to screen mechanicals. Final verification of rooftop mechanical heights will be made at the time of permits to ensure Code compliance.
- *Screening.* Screening will be provided along the front sides of the building to visually block the proposed water tanks and generator yard. The design includes 24-foot high corrugated metal panels that will complement the high-tech appearance of the building and will require a variance from the fence code for height. *An additional metal screen panel should be provided at the southwest corner of the building to adequately screen the end of the generator yard from I-270. Plans should also be modified to include additional evergreen screening at the east end of the retention pond and southwest corner of the security fence to properly screen the length of the generator yard.*
- *Stormwater.* Plans incorporate a storm water basin adjacent to the Stream Corridor Protection Zone along the Smith Ditch. Proposed plans appear to meet requirements, and final engineering details will be completed as part of the permit process.
- *Access and Circulation.* The existing curb cut along Edwards Farm Road will be used for this site. Circulation/layout has been approved by the Norwich Township Fire Department. Any future integration of utility providers on or adjacent to the site in terms of a transformer yard or switching area will require shared access. No additional curb cuts onto Edwards Farm Road will be permitted.
- *Fencing.* Proposed security fencing will include an 8-foot tall ornamental metal fence that will enclose the building and vehicular use areas. The design will be similar in style to the Amazon project along Hayden Run Road. Due to needed security for the project, the height and placement of the fence forward of the building will require a variance from the Board of Zoning Appeals. *The fence location along Edwards Farm Drive should be modified to be set back uniformly from the right-of-way.*
- *Tree Preservation.* Plans indicate the removal of 86 inches of protected trees that require the installation of 29 three-inch caliper trees. The Code allows for the Planning Director to waive the replacement inches if species are undesirable; however, in this case staff recommends that all required inches be provided as part of additional screening for the generator yard.
- *Sidewalks.* Code requires the installation of sidewalks along public streets as part of the site development process. Construction of this site will include the installation of public sidewalk from the proposed north property line to the Davidson Road intersection along the extent of the Edwards Farm Road frontage. Plans should be revised to indicate the required 5-foot sidewalk. Code also requires a sidewalk along the Davidson Road frontage between Edwards Farm Road and I-270; however, at this time there are no plans to retrofit the bridge to accommodate a sidewalk. Any necessary easement should instead be provided to allow for future City installation in the future should the bridge design allow a connection on the north side.
- *Signage.* No signs have been requested, and any proposals will comply with Code or require necessary variances. Address numbering will be required per Code for emergency service identification.

[END OF REPORT | PZ-22-42]

Ms. Nixon asked about the power source and the location of landscaping; Mr. Combs noted that a substation is located on the other side of I-270 and that the landscaping is proposed to be inside the fencing. Ms. Nixon noted that this is a peculiar use to have located between residential and commercial uses.

Drew Johnson, Oppidan Investment Company, said that they agreed with the staff report and explained that AEP is planning to feed the facility from the existing substation based on the expected usage. He said that they looked at other sites, but this site has established zoning, a substation and water availability.

Ms. Nixon inquired about the height; Mr. Combs explained that the building height is 32 feet to the roof deck.

The Commission asked about the appeal process for the case; Mr. Talentino explained that any appeal would go to the Board of Zoning Appeals. Vice Chair Schneck suggested that the Commission may want to wait until all members were present, and Chairman Muether asked the applicant about a postponement.

Mr. Johnson asked if the variance for fencing was the issue or for what the Commission had concerns since the use was approved based on the zoning.

Chairman Muether explained that members may have concern regarding the use; Ms. Clodfelder clarified that data centers are a permitted use in the B-3 zoning district.

Mr. Uttley said that the aesthetics of the building on a visible site made concerns; Mr. Talentino explained that the B-3 district does not include architectural standards. He clarified that the site plan review is to ensure that the application meets all the provisions of the Code.

Mr. Johnson suggested that they would be open to working with staff to improve the elevations of the building or conditions on the remaining 12 acres to restrict more data center development.

Mr. Lewie noted his safety concerns for placing data centers along I-270 and for the appearance and use of this proposal.

Mr. Johnson questioned postponing; Ms. Clodfelder again clarified that the Commission is not voting on whether the use is allowed, but only those components that have to do with the site plan. She said that there are no specific building aesthetics in the code and that architecture is considered with respect to height. Mr. Combs clarified that the plan meets Code requirements, except for the two fence variances.

Mr. Johnson noted that in the spirit of cooperation additional work on the architecture could be done with staff and that they could look at additional limitation on the remainder of the property.

Chairman Muether confirmed that the plan seems to meet the code requirements and that there is issue with the B-3 zoning district. He noted that the Commission is in a tough place.

Vice Chair Schneck, seconded by Chairman Muether, made a motion to approve a Lot Split under the provisions of Hilliard Code Section 1188.05 for the construction of an 89,954-square-foot data center on 14.30 acres with two conditions:

- 1) That the legal description and exhibit for the lot split/deed transfer meet the requirements of the City Engineer for format and content; and
- 2) That any lot split/deed transfer be recorded and that evidence thereof is provided to staff.

Status:	Approved with two conditions (4-2).
Mover:	Vice Chair Bevan Schneck
Secunder:	Chairman Jay Muether
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Tom Pannett, Bill Uttley.
Nays:	Chris Lewie, Tracey Nixon

Vice Chair Schneck, seconded by Chairman Muether, made a motion to approve Level "B" Site Plan under the provisions of Chapter 1131 of the Hilliard Zoning Code for the construction of an 89,954-square-foot data center on 14.30 acres with six conditions:

- 1) That necessary variances for security fencing be obtained from the BZA or that plans meet Code requirements;

- 2) That plans be revised to include the installation of the public sidewalk along Edwards Farm Drive to Davidson Road as required by Code and that street trees be installed to the satisfaction of the City Forester;
- 3) That the applicant provide a pedestrian access easement, if necessary, along Davidson Road for pedestrian connectivity to the satisfaction of the City Engineer;
- 4) That no additional access points be permitted north of this site and that any potential utility provider access is shared with the existing curbcut;
- 5) That an additional matching screenwall be located at the southwest corner of the building adjacent to the generator yard to screen from I-270; and
- 6) That all replacement tree calliper inches as required by Code be provided and that additional evergreen screening be provided in front of the retention pond along Edwards Farm Road and at the southeast corner of the perimeter fencing to visually screen the length of the generator yard from rights-of-way to the satisfaction of the Planning Director.

Status:	Motion failed and the application was denied (3-3).
Mover:	Vice Chair Bevan Schneck
Second:	Chairman Jay Muether
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Bill Uttley.
Nays:	Tom Pannett, Chris Lewie, Tracey Nixon

Mr. Johnson inquired whether additional conditions as suggested could be added; Ms. Clodfelder said that a reconsideration to rehear the case would need to be made and that could not occur until the next meeting due to notification requirements.

CASE 6: PZ-22-43 – COLORADO MOUNTAIN SPORTS – 4445 Cemetery Road
PARCEL NUMBER: 050-002824
APPLICANT: Cemetery Rd Holdings LLC, c/o Eric Bahgat, 4445 Cemetery Road, Hilliard, OH 43026.
REQUEST: Review and approval of an application to rezone Lot 231 of Easthill Acres from B-1 to PUD under the provisions of Hilliard Code Chapter 1117; a modification of the Cemetery Road Properties Located Between Leap and Lacon Roads PUD by adding Lot 231 of Easthill Acres to the PUD, and revising development standards under the provisions of Hilliard Code Section 1117.08.

[Mr. Talentino gave the staff report]

BACKGROUND:

The site consists of approximately 0.44-acre located at the southwest corner of Cemetery Road and Lacon Road and includes Lot 230 and Lot 231 of the Easthill Acres subdivision plat. The Lots were combined within the last two years and the new parcel now has two zoning classifications. The northern half of the site is zoned B-1, Neighborhood Business District, and the southern half is zoned PUD. The site has an existing 3,861-square-foot retail building. Franklin County Auditor records indicate that the building was constructed in 1980. To the west are commercial properties zoned PUD, Planned Unit Development. To the south are single-family residences zoned PUD. To the east, across Lacon Road, are commercial properties zoned M-1, Restricted Industrial District. To the north, across Cemetery Road, are a church zoned B-3, Office/Institutional District, and commercial properties zoned B-2, Community Business District.

The applicant is requesting approval to rezone the northern half of the site from B-1 to PUD; to modify the Cemetery Road Properties Located Between Leap and Lacon Roads PUD by adding the northern half of the site; and to permit a 2-story, 3,240-square-foot addition to the existing Colorado Mountain Sports building.

COMMISSION ROLE:

The Commission is to review the proposed rezoning and PUD modification for conformance to the provisions of Hilliard Code Chapter 1117 and forward a recommendation for each to City Council. The Commission is to review the proposed PUD Final Development Plan modification for conformance to the provisions of the proposed PUD Concept Plan.

STAFF RECOMMENDATION: MOTION 1 (REZONING)

Staff finds that the proposal to rezone the property consisting of Lot 231 of Easthill Acres subdivision is consistent with the Hilliard Comprehensive Plan concerning land use. Based on this finding, staff recommends that the Commission forward a positive recommendation to Council concerning the proposed rezoning.

STAFF RECOMMENDATION: MOTION 2 (PUD TEXT MODIFICATION)

Staff finds that the proposed PUD modification is consistent with the approved PUD Concept Plan for the adjacent properties to the west and south which permits retail and other commercial uses. Staff finds that the proposed PUD modification will result in the subject property being in conformance with the provisions of the PUD Concept Plan. Staff finds that such modification is not in conflict with the general health, safety and welfare of the public. Based on these findings, staff recommends approval of the proposed PUD modification with the following condition:

- 1) That a revised PUD Development Text meeting the conditions of Planning and Zoning Commission approval is submitted prior to being scheduled on any Council agenda.

CONSIDERATIONS:

- The Zoning Code requires a minimum lot width of 60 feet and a minimum lot area of 7,500 square feet in the B-1 zoning district. The site has approximately 60 feet of frontage along Cemetery Road, and approximately 100 feet of frontage along Lacon Road. The site has two existing access points, one on Cemetery Road and one on Lacon Road.
- The Thoroughfare Plan classifies Cemetery Road as a Major Arterial (four-lane roadway with either a center left turn lane or separate left turn lanes at driveways and intersections) with a designated right-of-way of 100 feet plus additional right-of-way for turn lanes at driveways and intersections. There is currently 40 feet of right-of-way from centerline along the site's Cemetery Road frontage. The ultimate right-of-way line is 50 feet from centerline along Cemetery Road. **The plans must be revised to show the ultimate right-of-way 50 feet from centerline along Cemetery Road.**
- Franklin County Recorder's Office information indicates that in 2017, the City acquired a sliver of additional right-of-way at the corner of Cemetery Road and Lacon Road for street improvements. The deed was transferred on December 7, 2017.

Thoroughfare Plan Issues

- The Thoroughfare Plan identifies Cemetery Road between Leap Road and Britton Parkway as a Major Arterial (four-lane roadway with 2 through lanes in each direction and either a center left-turn lane or separate left-turn lanes at driveways and intersections) with a minimum 100-foot-wide right-of-way. The site has 40 feet of right-of-way from centerline along its Cemetery Road frontage. An additional 10 feet of right-of-way along Cemetery Road is need to conform to the Thoroughfare Plan.

Comprehensive Plan Issues

- The Comprehensive Plan recommends that site for Neighborhood Retail uses, small-scale commercial mixed-use center intended to serve the daily needs of residents and employment centers with a mile radius. The maximum recommended tenant size is 20,000 square feet. Second or third floor uses may include retail, commercial, or residential uses. Parking shall be to the side or rear of the development, and excellent ped/bike access should be provided to all surrounding uses. These retail developments

should have a distinct street presence and highly attractive and memorable architecture. Public space and landmarks such as a plaza, small green, fountain, esplanade, or even a clock tower should be included in the development to provide places for area residents to gather and socialize, and to define the character of the development.

- The proposal is to rezone the northern half of the site from B-1 to PUD.

Approved PUD Development Text

- The approved Cemetery Road Properties Located Between Leap and Lacon Roads PUD text lists the following permitted uses: hotels except for economy stay hotels which shall be prohibited; offices (including those for executive, administrative, medical and similar professional activities); general retail businesses with less than 15,000 square feet of usable floor area; personal services; commercial schools and studios (including art, dance, martial arts, and music); training centers (including corporate, engineering, and sales); bars, taverns and restaurants serving alcoholic beverages; and restaurants without drive-through facilities. Conditional uses include: general retail business with 15,000 square feet or more usable floor area; and restaurants with drive-through facilities.
- The approved PUD text specifies the following minimum building setbacks: 75 feet from the Park Mill Run Drive right-of-way line, 20 feet from the side property lines, and 20 feet from the rear property line. Minimum setbacks for the parking lot are: 30 feet from the Park Mill Run Drive right-of-way line, 10 feet from the side property lines, and 10 feet from the rear property line. The side and rear building setbacks shall be increased by two feet for each foot of additional building height above 45 feet.

Proposed PUD Modifications

Section 5.6.5.d.	Changes to the following minimum building setbacks:
	20 feet from the Lacon Road right-of-way for commercial uses.
	30 feet from the Lacon Road and Lacon Circle rights-of-way for single-family residential uses.
	10 feet from the side property line for properties with frontage on Lacon Road or Lacon Circle.
	10 feet from the rear property line.
	50 feet from all residential zoning districts.
Section 5.6.5.e.	Specifies the minimum vehicular use area setbacks as follows:
	20 feet from any public right-of-way.
	20 feet from any residential use.
	10 feet from any non-residential use.
Section 5.6.7.c.	Specifies that air conditioning, ventilation, and heating equipment shall not be visible from adjacent properties or rights-of-way.

- If the proposed PUD modification is approved, then a PUD Final Development Plan application demonstrating conformance to the provisions of the PUD development text would be required to be reviewed by the Planning and Zoning Commission.

[END OF REPORT | PZ-22-43]

Mr. Eric Bahgat, the applicant said that he had nothing to add and that he agreed with the conditions listed in the report.

Vice Chair Schneck, seconded by Mr. Pannett, made a motion to approve an application to rezone Lot 231 of Easthill Acres from B-1 to PUD under the provisions of Hilliard Code Chapter 1117.

Status:	Approved as requested (6-0). A positive recommendation will be forwarded to City Council
Mover:	Vice Chair Bevan Schneck
Seconders:	Chairman Jay Muether
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Tom Pannett, Chris Lewie, Tracey Nixon, Bill Uttley.

Vice Chair Schneck, seconded by Chairman Muether, made a motion to approve a modification of the “Cemetery Road Properties Located Between Leap and Lacon Roads” PUD by adding Lot 231 of Easthill Acres to the PUD, and revising development standards under the provisions of Hilliard Code Section 1117.08 with one condition:

- 1) That a revised PUD Development Text meeting the conditions of Planning and Zoning Commission approval is submitted prior to being scheduled on any Council agenda.

Status:	Approved as requested (6-0). A positive recommendation will be forwarded to City Council
Mover:	Vice Chair Bevan Schneck
Seconders:	Chairman Jay Muether
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Tom Pannett, Chris Lewie, Tracey Nixon, Bill Uttley.

CASE 7: PZ-22-44 – THE GREYSON AT HICKORY CHASE – 4400 Mountain Laurel Drive

PARCEL NUMBER: 050-011436, 050-011437

APPLICANT: Paul Fingerst, The Greyson at Hickory Chase, 4400 Mountain Laurel Drive, Hilliard, OH 43026; Troy Richards, Landscapes by Terra, Inc., 11201 Watkins California Road, Marysville, OH 43040.

REQUEST: Review and approval of a revised final development plan under the provisions of Hilliard Code Chapter 1131 and the Ansmil PUD Development Text (Subarea E1) for the installation of a revised entry feature and pedestrian plaza with food truck lane.

[Mr. Combs gave the staff report]

BACKGROUND:

The site is 23.6 acres located along the east side of Leap Road approximately 800 feet north of Anson Drive. The Commission approved a final development plan for the site in January of 2016 (Case #15-0232LC) for the construction of 492 apartment units on the western portion of Subarea E1 within the Ansmil PUD. A sign variance request was approved by the Commission on October 12, 2017 to permit the extended use of feather banners and a sandwich board for marketing. Approval for exterior lighting was also granted at the May 2019 meeting (19-0432LC) for the installation of decorative lighting along the Leap Road entrance drive. The applicant is now requesting approval to modify landscape elements for the main entrance at Leap Road to permit a food truck service drive, associated outdoor patio/seating area and upgraded landscaping.

COMMISSION ROLE:

The Commission is to review the proposed entry feature proposal as a revised final development plan under the provisions of Hilliard Code Chapter 1131 and the Ansmil PUD Development Plan and Text.

STAFF RECOMMENDATION:

Staff finds that the proposed landscaping and entrance elements will provide an significant upgrade to the entrance for the development. The incorporation of food trucks and outdoor seating will encourage pedestrian

interaction and improve the appearance of the entry point along Leap Road. Plans are consistent with the intent of the original development plan and generally comply with the adopted PUD text for this development. Staff recommends approval with three conditions:

- 1) That a zoning certificate be obtained prior to construction;
- 2) That a building permit be obtained for the proposed pavilions prior to installation; and
- 3) That any electrical permits and/or engineering approvals be obtained, if necessary, for site improvements prior to construction.

CONSIDERATIONS:

- *Overview.* The site is zoned PUD, Planned Unit Development as part of the Ansmil PUD. The proposed improvements include upgrades to entry feature landscaping, as well as the integration of a food truck parking location and associated patio space for residents. The proposed plan is a revision to the previously approved final development plan.
- *Utilities.* Sanitary sewer is located on the south side of the entry drive (Prairie Rose Boulevard) and will not be impacted by the project. An existing storm inlet on the north side of the entry drive will also not be impacted and drains water into the retention pond on the south side of the entrance. Any potential utility improvements such as electric or water extensions will require applicable building and/or engineering approval.
- *Food Truck Lane.* Plans include a proposed 2,600-square foot food truck lane that will parallel the entrance drive. The lane will be constructed of grass pavers and be seeded as lawn while accommodating the weight of food truck usage on an intermittent basis. Entrance to the food truck lane will include removable bollards to restrict access. Proposed pavers are a Unilock Turfstone™ paver system that includes diamond areas for the installation of grass. *Given the prominent location of the food truck lane and potential issues with maintaining lawn during hot weather, a different system for grass applications may be more desirable.*
- *Resident Seating/Dining Area.* The revised final development plan includes the installation of a new patio seating area that will be located next to the food truck lane. The patio will include seatwalls and two pavilions for shade. Proposed pavilions will require commercial building permits prior to installation. Additional mounding and landscaping will be provided in and around the patio space and sidewalk connections will be added to the surrounding system.
- *Entry Feature.* Proposed plans include additional/upgraded landscaping around the entrance at Prairie Rose Boulevard and in front of the clubhouse on Mountain Laurel Road.

[END OF REPORT | PZ-22-44]

Mr. Troy Richards, Terra, spoke on behalf of the applicant and noted that irrigation is placed in the budget for next year to ensure that the turfstone will have a quality appearance.

Chairman Muether, seconded by Mr. Pannett, made a motion to approve the revised final development plan under the provisions of Hilliard Code Chapter 1131 and the Ansmil PUD Development Text (Subarea E1) for the installation of a revised entry feature and pedestrian plaza with food truck lane with three conditions:

- 1) That a zoning certificate be obtained prior to construction;
- 2) That a building permit be obtained for the proposed pavilions prior to installation; and
- 3) That any electrical permits and/or engineering approvals be obtained, if necessary, for site improvements prior to construction.

Status:	Approved as requested (6-0).
Mover:	Chairman Jay Muether
Secunder:	Tom Pannett

Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Tom Pannett, Chris Lewie, Tracey Nixon, Bill Uttley.
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**CASE 8: PZ-22-46 – CONVERGE TECHNOLOGIES and HILLIARD CITY LAB – 4621 LYMAN DRIVE
PARCEL NUMBER: 050-011534**

APPLICANT: Converge Technologies, c/o John Bair, 4621 Lyman Drive, Hilliard, OH 43026; City of Hilliard, c/o Michelle Crandall, 3800 Municipal Way, Hilliard, OH 43026.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to increase the maximum area for two wall signs.

[Mr. Combs gave the staff report]

BACKGROUND:

The 1.37-acre site is located along the west side of Lyman Drive with visibility onto I-270. The 2-story office building has a footprint of approximately 18,600 square feet and is zoned B-4 as part of the I-270 Corridor District. To the north is the proposed ADS office development that is zoned PUD as part of the Ansmil PUD Development Plan and Text. South of the site is the former Team Rahal Building located at Lyman Drive which is also zoned B-4. Land to the rear of the site (west) includes undeveloped land within the Ansmil PUD that fronts onto Britton Parkway, as well as woodland owned by the City as parkland.

The site is currently home to Converge Technology which includes offices that focus on emerging technologies and business growth. The building also includes a partnership with the Hilliard City Lab, which includes offices and start-up space for emerging new businesses. This is a request for a variance to the provisions of the Sign Code to permit two signs on the front elevation that will identify the primary business as well as the City's business incubator space. Proposed signage includes a 113.26-square foot sign for Converge Technologies and a 97.6-square foot sign for the Hilliard City Lab.

COMMISSION ROLE:

The Commission is to review the proposed signage for conformance to the provisions of Hilliard Code Section 1129.08.

STAFF RECOMMENDATION:

Staff finds that the proposal is generally consistent with the intent of the Sign Code and will not negatively impact surrounding properties. As a location visible from I-270, the proposed sign package while exceeding the Code in size will be compatible with the existing architecture of the building and blend with the character of the surrounding area. Based on these findings, staff recommends approval of the proposed variance with one condition:

- 1) That sign permits be obtained for each sign prior to installation.

CONSIDERATIONS:

- The site is zoned B-4, I-270 Corridor District, which encourages office-related employment and a mix of uses with high visibility onto I-270. The building consists of a two-story corporate office. The B-4, I-270 District permits individually illuminated channel letters.
- According to Code, the building would be permitted a maximum of 100 square feet of total wall signage.
- The proposed City Lab sign is 97.6 square feet (8'-3" high x 11'-10" wide). The Converge Technology sign is proposed at 113.26 square feet (8'-3" high x 13'-9" wide); however, that area includes a significant amount of negative space due to the shape of the logo.

- The Sign Code requires that signs in this district must be architecturally compatible with the building. The overall size, design and placement of both signs have been created to specifically coordinate with the overall scale and architecture of this particular building.

[END OF REPORT | PZ-22-46]

With no public input or additional comment, Mr. Uttley, seconded by Chairman Muether, made a motion to approve a sign variance under the provisions of Hilliard Code Section 1129.08 to increase the maximum area for two wall signs with one condition:

- 1) That sign permits be obtained for each sign prior to installation

Status:	Approved as requested (6-0).
Mover:	Chairman Jay Muether
Secunder:	Tom Pannett
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Tom Pannett, Chris Lewie, Tracey Nixon, Bill Uttley.

DISCUSSION ITEMS

Chairman Muether inquired about the status of the Comprehensive Plan update; Mr. Talentino noted that the steering committee has been looking at the area plans and that information will be provided to the Commission soon.

Ms. Clodfelder provided the rules for reconsideration (Rule 7.06) to the Commission and noted that a motion must be made by a member who voted against the application in this case. She noted that the Commission does not have the ability to go to executive session.

Mr. Muether inquired if there were any members who voted “no” would like to reconsider the case; Ms. Nixon recalled Vice Chair Schneck’s desire to have the entire Commission present and made a motion for reconsideration of the vote for PZ-22-42 - Oppidan Data Center - 4861 Edwards Farm Road for the Level “B” Site Plan. The motion was seconded by Chairman Muether.

Status:	Motion to reconsider was approved (5-1).
Mover:	Tracey Nixon
Secunder:	Chairman Jay Muether
Ayes:	Chairman Jay Muether, Vice Chair Bevan Schneck, Chris Lewie, Tracey Nixon, Bill Uttley.
Nays:	Tom Pannett

Chairman Muether noted that the issues addressed should be worked out with staff; Mr. Lewie stated concerns about the ability of the Commission to review applications as to appropriateness of the use and the appearance. He voiced concerns about the B-3 District and noted that he is willing to provide a second chance for this application at the next meeting.

COMMITTEE COMMUNICATIONS

Ms. Nixon noted that she did not attend, but work continues on the Community Center programming, and Mr. Pannett suggested a further look at the Commission’s rules of operation for updates. Mr. Combs noted that two additional emails were sent to the Commission (1) regarding the AEP public notice for the Cosgray substation and (2) that the Commission provide online input for the Area Plans as the current stage of the public input comes to a close.

ADJOURNMENT

Chairman Muether, seconded by Vice Chair Schneck, motioned to adjourn at 9:37 p.m.

CERTIFICATION:

A handwritten signature in blue ink, appearing to read "Carson Combs", is written above a horizontal line.

Carson Combs, Planning Manager/Acting Clerk
September 9, 2022

[END OF MINUTES | August 11, 2022]