

MEETING AGENDA (AMENDED)



Planning & Zoning Commission

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

Thursday, August 11, 2022 | 7:00 pm

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Meeting Minutes – July 14, 2022
5. Oath to Tell the Truth
6. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)
7. New Cases:

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

PARCEL NUMBER: 050-000361

APPLICANT: Joel Cosmo, 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 11-foot tall, 22.75-square-foot single-pole ground sign.

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

PARCEL NUMBER: 050-011176

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.

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 replacement monument sign.

CASE 4: PZ-22-41 – ADVANCED DRAINAGE SYSTEMS – Ansmil PUD Subarea C2 - Southeast corner of Davidson Road and Lyman Drive

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 Final Development Plan under the provisions of the Ansmil PUD Concept Plan and Text for a 107,500-square foot office on 16.66 acres.

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

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.

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.

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.

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

[END OF AGENDA | AUGUST 11, 2022]