

MEETING AGENDA



Planning & Zoning Commission

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

Thursday, April 13, 2023 | 7:00 pm

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Approval of the Meeting Minutes – March 9, 2023**
5. **Oath to Tell the Truth**
6. **Changes to the Agenda** (requests for postponements, withdrawals, or change in order of cases)
7. **Postponed Cases:**

CASE 1: PZ-23-2 – AQUARIUM ADVENTURE – 3649 FISHINGER BOULEVARD

PARCEL NUMBER: 050-007274

APPLICANT: DC MRH Medical LLC/Alkire Offices LLC, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; Steve Orr, Wymard & Associates Inc, DBA Aquarium Adventure, 3649 Fishinger Boulevard, Hilliard, OH 43026.

REQUEST: Review and approval of sign variance under the provisions of Hilliard Code Section 1129.03 to increase the maximum area of window signage.

CASE 2: PZ-22-69 – TARLTON MEADOWS OPEN SPACE – SECTION 3, RESERVE E

PARCEL NUMBER: 050-011708

APPLICANT: Tarlton Meadows Homeowners Association Inc., 5500 Blazer Parkway Suite 175, Dublin, OH 43017; c/o Jim Hilz, Pulte Homes, 475 Metro Place South, Suite 200, Dublin, OH 43017; c/o Thomas Hart, Painter and Associates, 5029 Cemetery Road, Hilliard, OH 43026; c/o Greg Chillog, EDGE Landscape Architects, 330 W. Spring Street, Suite 350, Columbus, OH 43215.

REQUEST: Review and approval of a revised PUD Final Development Plan under the provisions of Hilliard Code Section 1117.08 and the Tarlton Meadows PUD Concept Plan and Text for open space landscaping and maintenance.

8. **New Cases:**

CASE 3: PZ-23-13 – PARKVIEW RESERVE – 4702 COSGRAY ROAD

PARCEL NUMBER: 050-011790

APPLICANT: Kristin Donnell, 3748 Stunsail Lane, Columbus, OH 43221.

REQUEST: Review & approval of a lot split/deed transfer/Final Development Plan under the provisions of Hilliard Code Section 1188.05 and the Parkview Reserve PUD Concept Plan for a subdivision consisting of 4 lots on 6.0 acres.

CASE 4: PZ-23-8 – MARRAKESH MARKET – 3193 HILLIARD ROME ROAD

PARCEL NUMBER: 050-002969

APPLICANT: 543 Company, c/o Melissa Kelly, P.O. Box 869, Lima, OH 45802; c/o Shafiullah Syed, 3193 Hilliard Rome Road, Hilliard, OH 43026.

REQUEST: Review and approval of a sign variance under the provisions of Hilliard Code Section 1129.08 to permit window signage to exceed 10 percent of the window area.

CASE 5: PZ-23-9 – LOCAL CANTINA – 3975 MAIN STREET

PARCEL NUMBER: 050-000362, 050-000363

APPLICANT: Main and Madison Center LLC., 1816 North High Street, Columbus, OH 43201; c/o Chris Vallette, DSA Architects, Inc., 72 Mill Street, Gahanna, OH 43230.

REQUEST: Review and approval of an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115 to permit a 624-square-foot aluminum awning for an existing ±1,050-square-foot outdoor dining area.

CASE 6: PZ-23-10 – WEAVER FLEX PARK – 4350 WEAVER COURT NORTH

PARCEL NUMBER: 050-002994 (NORTHWEST INDUSTRIAL COMPLEX, SECTION 3)

APPLICANT: Granite Inliner LLC, PO Box 50085, Watsonville, CA 95077; c/o Leland Vogel, Como Development, LLC, 5405 Red Bank Road, Galena, OH 43021.

REQUEST: Review and approval of a Level “B” site plan under the provisions of Hilliard Code Chapter 1131 for a 71,960-square-foot flex industrial development consisting of 6 buildings on ±7.134 acres.

CASE 7: PZ-23-11 – HILLIARD WINERY & OUTDOOR EVENTS VENUE – 4071 GRANT STREET

PARCEL NUMBERS: 050-000170, 050-000171, 050-000343

APPLICANT: Junction by Westwood, LTD., PO Box 1471 Hilliard, OH 43026; David K. Kim, ESE Holdings, LLC, 8125 Tartan Fields Drive, Dublin, OH 43017; c/o Grace Link, Revival Design Collective, 114 East Court Avenue, Bellefontaine, OH 43311; c/o The Westwood Collective, PO Box 79, Hilliard, OH 43026.

REQUEST: Review and approval of a conditional use under the provisions of Section 1123.03 and Section 1123.10(a) for a ±1,846-square-foot wine production area and an Old Hilliard District Plan under the provisions of Hilliard Code Section 1115 for a 3,840-square-foot winery building with 2,340 square feet of outdoor dining, food truck space and events lawn.

CASE 8: PZ-23-12 – OLD HILLIARD MERCANTILE – 5303 NORWICH STREET, SUITE 400

PARCEL NUMBER: 050-000188, 050-000084

APPLICANT: Old Hilliard, LTD., PO Box 1471, Hilliard, OH 43026; Jeremy Whitham, Old Hilliard Mercantile, 5303 Norwich Street, Suite 400, Hilliard, OH 43026.

REQUEST: Review and approval of a Conditional Use request under the provisions of Hilliard Code Chapter 1123 for a 756-square foot yoga studio within an 8,750-square foot retail building on ±0.99-acre.

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

[END OF AGENDA | APRIL 13, 2023]