



City of Hilliard

3800 Municipal Way • Hilliard, Ohio 43026-1696 • Municipal Offices (614) 876-7361 • FAX (614) 529-6017

Agenda

Planning & Zoning Commission
Thursday July 8, 2010 at 7:00 p.m.

Hilliard Municipal Building
3800 Municipal Way

- I. Call to Order
- II. Pledge of Allegiance to the Flag
- III. Roll Call
- IV. Approval of the June 10, 2010 meeting minutes
- V. Oath to tell the truth
- VI. Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)
- VII. NEW CASES:
 - CASE 1: 10-0027LC – Scioto Valley Co., LLC – 4577 Lyman Drive**
PARCEL NUMBER: 050-007700
APPLICANT: Scioto Valley, c/o Spencer Jacobs, 4577 Lyman Dr., Hilliard, OH 43026.
REQUEST: Review and approval of an M-5 plan modification under the provisions of Hilliard Code Section 1149.04 to permit a screening wall for a new outside display area.
 - CASE 2: 10-0028LC– Timberline – 4355-4643 Trueman Boulevard**
(REQUEST FOR POSTPONEMENT BY THE APPLICANT TO 08.12.10)
PARCEL NUMBERS: 050-003039 and 050-003040
APPLICANT: RRIHQ LLC, c/o Steve Wathen, 445 Hutchinson Avenue, Suite 800, Columbus, Ohio 43235; and Equity, Inc., c/o Melanie Wollenberg, 445 Hutchinson Avenue, Suite 800, Columbus, Ohio 43235.
REQUEST: Review and approval of a modification of the Soma Co. PUD zoning development plan under the provisions of Hilliard Code Section 1157.04(i) to reduce the minimum building and pavement setbacks, increase the maximum height of parking lot lighting from 28 feet to 32 feet, and add composite board siding to permitted exterior materials for a new 2-story, 36,000-square-foot office building; a variance from Hilliard Code Section 1191.10(c) to permit a 35-foot-tall, 80-square-foot ground sign; and a variance from Hilliard Code Section 1191.19(b) to permit a 64-square-foot “V”-shaped commercial real estate sign with more than four colors.
 - CASE 3: 10-0029LC – Rich Products Corp. – 4600 Northwest Pkwy.**
PARCEL NUMBER: 050-002993
APPLICANT: Rich Products Corp., c/o Jerry Kohutck, 4600 Northwest Pkwy., Hilliard, OH 43026.
REQUEST: Review and approval of an M-5 plan under the provisions of Hilliard Code Section 1149.04 to permit a new 2,520-square-foot wastewater treatment building on 11.338 acres.
 - CASE 4: 10-0030LC – Primrose School Sign – 4370 Creekbend Dr.**
PARCEL NUMBER: 050-010871

APPLICANT: Primrose School, c/o Terry Mitchell, 3660 Cedarcrest Rd., Acworth, GA 30101 and FASTSIGNS Hilliard, c/o Sybil Williams, 1744 Hilliard-Rome Rd., Hilliard, OH 40326.

REQUEST: Review and approval of a variance from Hilliard Code Section 1191.19 to permit a 10-foot-tall, 40-square-foot temporary sign with more than four colors.

CASE 5: 10-0031LC – Certified Oil Co. – 4546 Cemetery Rd.

PARCEL NUMBER: 050-002974

APPLICANT: Certified Oil Co., c/o Richard Schulze, 949 King Ave., Columbus, OH 43212 and National Signs System, c/o Carolyn Mills, 4200 Lyman Court, Hilliard, OH 43026.

REQUEST: Review and approval of a variance from Hilliard Code Section 1191.11(d) and 1191.18 to permit excess service station island signage for an existing gasoline station.

CASE 6: 10-0032LC – Donatos Pizza – 3817 Main St.

PARCEL NUMBERS: 050-000865, 050-000872 & 050-000376

APPLICANT: Emerald Light Investments, Ltd., c/o Barb Miller, P.O. Box 400, Lewis Center, OH 43035 and Donatos Pizza, c/o Ted McClellan, 880 Mendes Court, Columbus, OH 43235.

REQUEST: Review and approval of a variance from Hilliard Code Section 1191.10 & 1191.11 to permit excess mounted signage & three monument signs; and from CRCOD section 8.B.3 to reduce the minimum landscaped frontage strip to less than ten feet.

CASE 7: 10-0033LC – Educational Apparel – 3906 Brown Park Rd.

PARCEL NUMBER: 050-004001

APPLICANT: Steve McConaway, 3906 Brown Park Ave., Hilliard, OH 43026 & DaNite Sign Co., c/o Ryan Srbljan, 1640 Harmon Ave., Columbus, OH 43223.

REQUEST: Review and approval of a variance from Hilliard Code Section 1191.10(c)(4) to permit both mounted and ground signs; 1191.04(c)(2)(a) and 1191.04(c)(5) to reduce the minimum ground sign setback from fifteen feet to seven feet.

VIII. Chairman's Communications

- Discussion regarding The Square at Latham Park PUD Zoning Development Plan and Text

IX. Mayor's Update

X. Committee Communications

XI. Adjournment