

Zoning Meeting Minutes 11/2/2022

- Call to Order: 7:00 PM
- Commissioners Present: Eli Bohnert, Rita Cabral, Leyila Cabus, Vance Cerasini, and Brian Endicott
- Z22-100:
- The project is ran by MGM Mill Run LLC
- This plan is a proposed redevelopment of the Mill Run movie theater. Commercial use is allowed in the current plan. This project allows for mixed use because of its classification as C-4.
- They want to allow a smaller space for commercialism, a small gym, and the rest would be apartment space. Multi-residential is allowed, they just want less commercial space. They feel that this space would not be utilized.
- They want to remove the movie theater. They would have covered parking space, they would make pocket parking, there would be three separate buildings.
- They plan on using green coloring in their site plan.
- They do not have thoughts on who the tenants of the commercial use would be. Their ideas include farmers markets or grab and go type commercialism.
- The Planning Department says that they are conditionally supportive of this project.
- They are planning 235 units
- Buildings B and C are going to about 3.5 stories and 5 stories for building A.
- The majority will be one bedrooms and studios. They will have some two bedrooms and some townhomes (or 3 bedrooms).
- They do not have an exact price point but they were estimating costs larger than \$1,200 a month.
- They are NOT doing an extended stay hotel.
- They would use brick and high quality materials.
- They think it will have great views of the surrounding area.
- The first floor parking would be entered by the main road entrances of Ridge Mill Drive.
- They have 390 parking spaces and about half of them would be inside.
- The adjacent buildings are 30-40 feet. The project would be around 60 feet. This is allowed with the current zoning.
- They did post signage per city code.
- They do not feel that there would be significant added traffic.
- They do not feel that there would be a large adage to the surrounding Hilliard Schools.
- Residents expressed concern because there are double blind spots on Fishinger and Ridge Mill. There have been multiple accidents there.
- They have studied the storm water. They are not creating more retention ponds. They will have underground stormwater chambers and extra stormwater terminals. They can NOT increase water.

- They would have a 24 month construction process starting about spring of next year.
- They assure they have enough sanitary space. There was expressed concern from residents because there is a tendency to have sanitary back-ups in that area. This issue has been pertinent in at least the past 3 years.
- The applicant insists that they will be adding green space. They also maintain that they are not getting rid of any current green space.
- There was expressed concern about density and the change of property value.
- They plan on having oversized floor plans, 565 feet studios, 970 feet one bedrooms, and rough 1,700 foot townhomes.
- The applicant suggests due to the fact that this property is currently vacant, it actually brings more crime to the area. They suggest that their market price apartments will reduce crime rates.
- The Area Commission and the developer mutually agreed to table this discussion.
- Eli motioned to approve the previous meeting minutes and Rita seconded the motion. The motion passed unanimously.
- Meeting adjourned at 8:25 PM at the Hilltop Library.