

MINUTES

WASHINGTON TOWNSHIP ZONING COMMISSION AND ARCHITECTURAL REVIEW BOARD

May 20, 2026

Present: B. McLoughlin, B. Santanello, S. Sharpnack, P. Wilkerson, Members of the Washington Township Zoning Commission, sitting as both the Zoning Commission and Architectural Review Board; E. Richter, Township Administrator and Zoning Inspector; A. Lawler, Township Administration; R. Princehorn, Legal Counsel; Applicant, A. Meleshchuk; Applicant, Gateway Crossing, represented by the following: Bart Barok, Sox Real Estate; Mike Reeves, Kimley Horn; and Kris Krstovski, K2 Retail Development.

A transcript summary of the meeting is attached hereto. The Gateway Crossing application was information only, no action, pending the required review by the Franklin County Department of Development.

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SMART SUMMARY | VERITEXT LEGAL SOLUTIONS

TRANSCRIPT SUMMARY

of

HEARING

May 20, 2026

Zoning Commission Hearing v.

Court Docket Identifier:

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- (f) The court reporter played no role in the creation of this Summary.

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May 20, 2026

PAGE:LINE RANGE		SUBJECT	SUMMARY
1:1	6:25	Architectural Review of Proposed Construction in Amlin Area	<p>On May 20, 2026, the Washington Township Zoning Commission/Architectural Review Board convened to review Anatoliy Meleshchuk's proposal for new construction on Rings Road in the Amlin area. The property, originally slated for renovation, was demolished due to severe deterioration, including structural instability and pest infestations. Meleshchuk's new plan preserves the original footprint but increases the structure to 1,500 square feet with an additional story. The Board of Zoning Appeals previously approved variances for lot size and front porch dimensions. Discussions focused on compliance with architectural guidelines for the area, including materials and design. The review aimed to ensure the new construction aligns with the neighborhood's character while addressing technical and aesthetic considerations.</p>
7:1	12:25	Proposed Rezoning and Development of Land	<p>The testimony focused on the rezoning and development of approximately 43.5 acres of land, primarily in Jerome Township, Union County, with approximately five-and-a-half acres adjacent to State Route 161 under review in Washington Township. Developer representatives, including Bart Barok of Sox Real Estate and Kris Krstovski of K2 Development, outlined their plans for the land, which has been under contract multiple times but failed to progress due to concerns over multifamily housing proposals. The project, involving collaboration with Franklin County and Dublin, aims to address zoning requirements and public feedback. The Franklin County Planning Commission is set to review the application on June 10. The development team provided background on their expertise and encouraged questions to clarify the scope and specifics of the project.</p>

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13:1	18:25	Rezoning and Infrastructure Development for a 43.5-Acre Project Spanning Two Townships/Counties	The testimony focuses on a 43.5-acre project involving 12 parcels, including six houses along Weldon Road and Route 161, located across two counties and townships. The developers seek to rezone 5.8 acres in Washington Township from suburban residential (R-SR) to a Planned Commercial District to accommodate retail and fast-casual dining establishments, with flexibility for other retail uses. Infrastructure improvements, such as a roundabout at Weldon/Fulk Road and Route 161, road tapers, and upgraded entrances, will cost approximately \$5.5 to \$6 million and be completed before tenant occupancy. The project includes utility extensions, stormwater systems, and bike trail connectivity to the Dublin Green development. Coordination with ODOT, local engineers, and townships has been ongoing.
19:1	24:25	Roadway and Traffic Design for Development	The testimony focuses on the roadway and traffic design for a development near Dublin Green, addressing connections, roundabouts, and lane configurations. Bart Barok and Kris Krstovski highlighted plans to extend pedestrian and vehicular access to Dublin Green, with emphasis on maintaining a boulevard design similar to existing infrastructure. The roundabouts taper from two lanes to one and replicate features seen at Costco and Cosgray roundabouts. Challenges include obtaining easements and access points due to oversight in prior planning. Other topics included landscaping, sidewalks, and potential signalization at roundabouts to manage traffic. Collaboration with local entities was noted for eventual project completion.

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25:1	30:25	Development Plans for Commercial Space in Jerome Township	The testimony centers on development plans in Jerome Township, including infrastructure, traffic flow, and property acquisition challenges. Developers are working on a project involving a power center. Six residential properties in the project’s scope are under contract and one homeowner refuses to sell. Buffer zones and landscaping requirements are being implemented to meet local codes, including mounding and greenscape. Easements are being negotiated with the Fulk family for a roundabout, following the passing of Ken Fulk. The project received initial approval by the Jerome Township planning commission under an overlay zoning framework in September 2025, allowing streamlined development without rezoning. National brands may occupy the commercial spaces, though specific tenants remain undisclosed due to confidentiality agreements.
31:1	36:25	Rezoning and Signage Variance in Washington Township	The testimony focuses on a rezoning request and signage variance in Washington Township related to a proposed development power center. The process involves a recommendation to the trustees, a 30-day referendum period, and subsequent submission of a final development plan. A variance is being sought to approve a 38-foot sign, smaller than a 43-foot sign in Dublin Green. Concerns were raised over the sign's size and appropriateness along Route 161, contrasting with Dublin's restrictive standards. Proponents argue that larger signage is critical for regional retail success, citing examples of visibility challenges impacting businesses in Dublin Village Center and Muirfield locations.

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37:1	42:25	Retail Development and Signage Plans in Jerome and Washington Townships	The proceedings focus on retail development plans spanning Jerome and Washington Townships, including signage strategies and lot layouts. Discussions addressed monument signs versus larger, centralized signage, with preferences leaning toward unified, clean visuals. Concerns about lot sizes, particularly Lot C's limited road frontage, were raised, alongside considerations for roundabout proximity and parcel dimensions. The development spans approximately 5.8 acres in Washington Township and under 40 acres in Jerome Township. Additional topics included the elimination of gas stations and car washes due to zoning challenges and water usage concerns. Participants emphasized that rezoning for retail use is the primary issue, with signage considered a secondary concern. The retail sites will not include businesses operating 24 hours.
43:1	48:25	Development Plans for 5.8 Acres and Retail Considerations	The testimony focuses on development plans for a 5.8-acre parcel and related zoning and retail considerations. Participants, including Mr. Barok, Mr. Krstovski, and Zoning Commission members, debate appropriate land use, signage, and the impact on nearby residential areas. Mr. Krstovski emphasizes collaboration with the Township and reveals plans for retail development, excluding a previously considered gas station. The timeline includes an additional meeting of the Zoning Commission contingent on regional planning recommendations set for June 10. Concerns are raised about future retail tenants, like tire shops, and zoning code specifics. Mr. Barok proposes refining the proposal to better define acceptable uses, referencing local codes from Dublin and Plain City as potential models.

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49:1	54:15	Planned Commercial District Development	The testimony focused on the establishment of a Planned Commercial District. Participants explored zoning and use restrictions, which govern permissible and prohibited activities at the site. Specific limitations were noted, such as bans on adult bookstores, massage parlors, and marijuana-related businesses. The goal is to draft a detailed list of acceptable uses and ensure the development aligns with both tenant and community standards. The meeting concluded with plans to finalize these provisions before the next session. The adjournment occurred at 7:56 p.m.