MINUTES

WASHINGTON TOWNSHIP ZONING COMMISSION

October 14, 2026

Present: B. McLoughlin, R. Weeks, S. Sharpnack, P. Wilkerson, Members of the Washington Township Zoning Commission; E. Richter, Township Administrator and Zoning Inspector; A. Lawler, Township Administration; R. Princehorn, Legal Counsel; Andy Juengling, McBride Dale Clarion, Township Planning Consultant; Applicant, Gateway Crossing, represented by the following: Bart Barok, Sox Real Estate; Kris Krstovski, K2 Retail Development; and Aaron Underhill, Legal Counsel to K2 Retail Development.

A transcript summary of the meeting is attached hereto. The Zoning Commission approved the application upon the following conditions: (1) any signage be placed outside Washington Township; (2) an unconditional commitment to provide utility services to the proposed development from one provider or another; (3) at the time of building permitting, the Applicant obtain ODOT TIS approval and scoping/ MOU documentation, including identified improvements, timing, right-of-way preservation, and implementation responsibilities.

The recommendation of the Zoning Commission will be forwarded to the Washington Township Board of Township Trustees for its action as required by law.

THESE MINUTES WILL STAND APPROVED AS DISTRIBUTED UNLESS CORRECTIONS ARE RECEIVED BY NOVEMBER 9, 2026. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.

TRANSCRIPT SUMMARY
of
HEARING
May 20, 2026

SMART SUMMARY | VERITEXT LEGAL SOLUTIONS

TRANSCRIPT SUMMARY
of
HEARING
October 14, 2026

Zoning Commission Hearing v.
Court Docket Identifier:

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PAGE:LINE RANGE		SUBJECT	SUMMARY
1:1	6:25	**Rezoning Application for K2 Retail Development in Washington Township**	On October 14, 2026, the Washington Township Zoning Commission convened to consider a rezoning application submitted by K2 Retail Development. The proposal seeks to rezone approximately 5.8 acres across three parcels located north of State Route 161, east of Fulk Road, with portions of the overall development extending into Jerome Township. The request is to rezone the subject property in Washington Township from Suburban Residential (SR) to Planned Commercial District (PCD). Attendees included legal counsel, Commission members, zoning staff, planning consultants, and residents. Public hearing notices were posted electronically and mailed to surrounding property owners, adhering to Ohio's notification laws. Eric Richter summarized the timeline, including prior submission to Jerome Township in August 2025 and to Washington Township on April 13, 2026. The proposed development encompasses a larger area of approximately 40-acres, with the rezoning request before the Commission applying only to the portion within Washington Township. Supporting documents and potential development impacts were discussed.

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7:1	12:25	**Rezoning Application for Gateway Crossing Development**	The proceedings concerned the rezoning application for the Gateway Crossing Development in Washington Township, Franklin County. Key dates include the submission of the formal application on April 13, 2026, and the Franklin County Planning Commission's recommended conditional approval on June 10, 2026. Issues raised involve incomplete application materials, including the need for intergovernmental utility agreements, compliance with stormwater and traffic impact studies, and police, fire and EMS responsibilities. The Ohio Department of Transportation’s traffic study identified the need to widen State Route 161. McBride Dale Clarion, engaged as consultants, confirmed the need for additional documentation to meet the Township's Zoning Resolution requirements. The revised application submitted on August 3, 2026 remains incomplete due to outstanding concerns.

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13:1	18:25	**Zoning and Development Plan for Washington Township Parcels**	The testimony focuses on the review and modification of a zoning and development application for four food-service parcels partially located in Washington Township. In addition to a reduction in proposed signage height from 48 to 43 feet, the developer described revisions submitted the day before the hearing, including updated acreage of 5.744 acres based on new surveys and clarification of permitted land uses (excluding automotive facilities like car washes and electric vehicle (EV) charging stations.) The developer also described proposed utility service arrangements involving Marysville and stated that the revised plan included additional buffering along the eastern border abutting a remaining residential property in response to concerns raised by the Zoning Inspector. The developer identified Target as the anchor tenant but stated that other tenant information remained confidential under nondisclosure agreements.

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19:1	24:25	**Development Updates and Zoning Considerations in Washington Township**	The testimony focuses on modifications to zoning and development plans for four parcels totaling 5.74 acres in Washington Township. In addition to revised landscape buffer requirements, the developer discussed changes submitted the day before the hearing, including the exclusion of car washes and EV charging stations from the proposed permitted uses, and an estimated allocation of 93 employees to the Washington Township parcels based on square footage. The developer also discussed existing or proposed coordination between Union County and Franklin County regarding law enforcement, and Jerome Township and Washington Township regarding fire and EMS services, as well as utility service arrangements involving Marysville. These statements described the developer's understanding of the proposed arrangements; formal intergovernmental agreements or other documentation establishing the arrangements were not confirmed during this discussion. The developer indicated that the proposed revisions were intended to address coordination between jurisdictions, including service responsibilities and tax allocation considerations.

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25:1	30:25	**Zoning and Development Coordination**	Discussion focused on the 5.744 acres in Washington Township, a portion of the proposed development straddling Jerome Township and Washington Township. Key issues addressed include zoning restrictions on specific uses, including car washes and EV charging stations, and the separate approval processes applicable in each jurisdiction. The developer discussed the approval of EV charging stations in Jerome Township and their exclusion from the Washington Township proposal. The division of the development between the two townships was discussed in connection with building placement, site redesign, and utility access. Participants also discussed building permits and inspections involving Franklin and Union Counties and the potential role of the Ohio Building Board. Sign height and proposed reductions were also addressed.

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31:1	36:25	**Infrastructure Planning and Traffic Concerns in Washington Township Development**	Testimony addressed infrastructure planning and anticipated traffic impacts associated with the proposed development. Participants discussed projected traffic growth, potential road expansions involving Tuttle Crossing Boulevard and State Route 161, and plans for State Route 161 to become four-lane roadway. The Ohio Department of Transportation (ODOT) and other governing entities were conducting traffic studies to evaluate impacts and identify potential improvements. The developer discussed efforts to comply with ODOT's requirements while acknowledging that additional modifications might be required as plans progress. Concerns were raised regarding the status of formal ODOT approval and whether the proposed infrastructure improvements would adequately address anticipated long-term traffic needs.

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37:1	42:25	**Zoning Application for a Commercial Development in Washington Township**	Testimony addressed the proposed commercial development, including Target store and associated outparcels, on property spanning Washington Township and Jerome Township. Key points of contention involve compliance with the Washington Township Land Use Plan, utility management across county boundaries (Franklin and Union Counties) and service areas (Dublin and Marysville), and traffic impact concerns. The applicants expressed the position that certain traffic and utility matters fall outside the Township's zoning authority under the Ohio Revised Code. The applicant also stated that the development was consistent with the Township's comprehensive plan and surrounding commercial areas. The developer described preliminary discussions or arrangements involving the Cities of Dublin and Marysville concerning utilities; however, the status and formalization of those arrangements remain unresolved.

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43:1	48:25	**Stormwater Management and Development Challenges**	Testimony addressed stormwater management, road infrastructure, and coordination among jurisdictions for the proposed development. Participants discussed Union County's review of stormwater plans and the developer's understanding that the plans had been shared with Franklin County. Formal agreements or approvals establishing the relevant intergovernmental arrangements had not been confirmed. Questions were raised regarding compliance with the Township's Zoning Resolution, including requirements for Franklin County Engineer to review or approve drainage plans. Participants also discussed challenges in regional development, referencing failed attempts to develop key areas and the reliance on incremental traffic studies for road improvements. The discussion emphasized outstanding engineering and coordination matters involving utilities, drainage, and infrastructure.

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49:1	54:25	**Rezoning Approval and Infrastructure Challenges for Washington Township Development**	The testimony centers on the rezoning request and associated infrastructure considerations in Washington Township, Developer Kris Krstovski stated that the Franklin County Planning Commission had recommended approval with conditions following a unanimous vote on June 10th, 2026. Discussion addressed outstanding engineering requirements involving traffic studies, stormwater management, and challenges associated with utility connections and compliance with the applicable 208 plan. The developer described difficulties obtaining consistent direction from Dublin regarding utility service and development requirements. Mr. Krstovski stated that he had been working on the project since November 2024 and emphasized the need for the necessary approvals to move forward with his investment. He also expressed frustration with the guidance received from Dublin throughout the process.

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55:1	60:25	**Rezoning and Annexation Issues**	Discussion focused on the rezoning request and associated challenges involving Washington Township, Jerome Township, Marysville, and Dublin, including jurisdictional boundaries, utility access, and infrastructure improvements. Mr. Krstovski described the challenges associated with the property's location across jurisdictional boundaries and discussed his understanding of the applicable Township requirements. He also expressed frustration with Dublin's alleged push for annexation, despite its lack of utilities to support the area. Participants discussed conditional zoning approvals, including ODOT requirements for traffic improvements and right-of-way preservation. Stakeholders agree on conditions related to zoning permits and road infrastructure, including a four-lane design for Route 161. The testimony highlights efforts to resolve inter-jurisdictional tensions while advancing the development project.

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61:1	66:25	**Infrastructure Development in Franklin County**	The testimony focuses on proposed roadway and traffic infrastructure improvements in Franklin County, particularly the proposed Houchard roundabout and existing Cosgray roundabout. Discussions included potential roadway extensions and duplications, widening of the proposed Houchard roundabout, and measures intended to reduce cut-through traffic. Participants discussed a proposed cul-de-sac as a potential elimination of a connection between Industrial Parkway and Weldon Road in Union County. Union County engineers were reported to have recommended disconnecting Weldon Road to discourage traffic from bypassing through residential areas. The proposed extension of a parallel drive along the north side of State Route 161, potentially connecting to another roundabout near the Schottenstein property, was also discussed. The proposed updates aim to enhance traffic flow and safety while accommodating residential and commercial needs. Coordination among Union County, Franklin County, and other stakeholders remains ongoing.

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67:1	72:25	**Development and Easement Rights in Washington Township**	Discussion addressed development plans, easement rights, and infrastructure improvements. Kris Krstovski described a proposed investment of approximately $6.4 million in roadway widening, additional lanes, and other offsite improvements, with Target identified as a key development partner. Participants discussed sign regulations and the possibility of relocating the signage to Jerome Township. Landowner Dondi Hatcher raised concerns about the Township's position on aspects of the development, including sign height on the 5.744-acre parcel. Bruce McLoughlin discussed the Township's responsibility to review development proposals in accordance with applicable regulations and in consideration of the community's interests. The discussion highlighted the challenges of coordinating development plans with applicable zoning requirements and infrastructure needs.

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73:1	78:25	**Proposed Changes to Signage and Land Use in Washington Township**	The testimony centers on signage and zoning concerns related to the proposed development project in Washington Township. Participants debated the appropriateness of a 38-foot sign, with objections citing its appearance as "garish" and concerns about aligning with the aesthetic standards of nearby properties. Jerome Township's height requirements and rezoning procedures were also addressed, with agreements to adjust the sign's placement to the Jerome Township portion of the development. There was consensus on ensuring compliance with local ordinances and stakeholders, including ODOT and utility providers. The testimony emphasized cooperation across jurisdictions—Union County, Franklin County, Jerome Township, Washington Township, Dublin, and Marysville—for responsible land stewardship and infrastructure development along the 161 corridor.

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79:1	84:25	**Zoning Approval with Conditions for Development in Washington Township**	The Commission considered the rezoning request for the proposed development project involving buildings straddling Washington and Jerome Townships. Key conditions included the removal of the sign from the Washington Township portion of the property, submission of evidence of agreements with ODOT regarding traffic improvements, utility service arrangements, and compliance with applicable design review requirements. The applicant explained that rezoning approval would be an initial step and that additional submissions would be required for subsequent design and architectural reviews. A motion to approve the request for rezoning subject to conditions was moved by Mr. Weeks, seconded by Mr. McLoughlin, and passed unanimously. The discussion also addressed outstanding matters involving stormwater management, sanitation, utilities, and infrastructure. Materials submitted by the applicant were to be provided to the Trustees for their review.
85:1	86:22	**Adjournment of Meeting Proceedings**	The meeting concluded at 8:23 p.m. following a motion to adjourn by Mr. Weeks, which was seconded by Mr. McLoughlin, and approved unanimously. Asia Mays, the officer in charge, certified that all witnesses were duly sworn and that the recorded proceedings were accurately transcribed. The official record confirms that Asia Mays, a Notary Public for the State of Ohio, maintained neutrality and held no personal or financial interest in the matter discussed.