



Zoning & Subdivision Committee  
Thursday, December 12, 2013 11:30 am

Start Time: \_\_\_\_\_

- Minutes from last meeting of November 14, 2013  
1st: \_\_\_\_\_ 2nd: \_\_\_\_\_
- 1. Review of Woodbine Village Section 2 Amended Preliminary Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp
- 2. Review of Millcreek Township (Union County) Zoning Text Amendments regarding fuel stations – Staff Report by Wes Dodds
- 3. Review of Liberty Township (Logan County) Zoning Text Amendments regarding fences – Staff Report by Wes Dodds
- Adjourn End Time: \_\_\_\_\_  
1st: \_\_\_\_\_ 2nd: \_\_\_\_\_

Members:

Scott Coleman – Logan County Engineer  
Greg DeLong – Marysville Planning  
Charles Hall – Union County Commissioner  
Jeff Stauch – Union County Engineer  
Paul Hammersmith – Dublin Engineer  
Steve McCall – Champaign County Engineer  
Brad Bodenmiller – Urbana Zoning  
Robert A. Yoder – North Lewisburg Administrator  
Joel Kranenburg- Village of Russells Point  
Jenny Snapp – LUC  
Wes Dodds – LUC  
Heather Martin – LUC

Guests:



## Staff Report – Woodbine Section 2 Amended Preliminary Plat

<b>Applicant:</b>	<p>WC Jerome, LLC 229 Huber Village Drive, Suite 100 Westerville, OH 43081</p> <p>James Whitacre Advanced Civil Design 422 Beecher Road Gahanna, OH 43230 <a href="mailto:JWhitacre@advancedcivildesign.com">JWhitacre@advancedcivildesign.com</a></p> <p>Tim Reardon TWR Development P.O. Box 165 Dublin, OH 43017</p>
<b>Request:</b>	Approval of the Woodbine Village Section 2 Amended Preliminary Plat.
<b>Location:</b>	Located on Industrial Parkway between Brock & Mitchell Dewitt Roads in Jerome Township, Union County.

<b>Staff Analysis:</b>	<p>This Amended Preliminary Plat is for the Woodbine Village Section 2. Woodbine Section 2 will have a total of 32.587 Acres and 57 lots for single family residential development. In addition, Woodbine Section 2 will contain 7.83 Acres of open space reserves. The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is the Gravity Sanitary Sewer/City of Marysville.</p> <p>The Woodbine Section 2 Preliminary Plat was originally approved on January 10, 2013. The reasoning for amending the plat is as follows:</p> <p><i>"Lots 41-52 of the subdivision have been modified based on a proposed electric transmission easement that will run parallel to US 33. It is not desirable for this line to run in the backyard of the lots that formally back up to US 33. The original loop road has been changed to two cul-de-sacs and the detention basin has been moved along US 33, parallel with the proposed electric easement. The number of lots and the lot size is unchanged from the original proposal and the open space increases with the revised plan. The restrictive</i></p>
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## Staff Report – Woodbine Section 2 Amended Preliminary Plat

*covenants have not been changed."*

**The following comments have been submitted from reviewing agencies:**

**• Union County Engineer's Office**

- See the Union County Engineer's Office Review Letter dated December 5, 2013. The Union County Engineer's Office recommends approval of the Woodbine Village Section 2 Amended Preliminary Plat with a number of modifications and comments listed in the attached letter that must be addressed in the final construction drawings and final plat. In addition, the Union County Engineer's Office requests that upon re-submittal of the construction drawings that all design features that applied in the original construction plans be reflected in the revised plans.

**• Union County Soil & Water Conservation District**

- No comments as of December 6, 2013.

**• Union County Health Department**

- Per the email dated December 3, 2013, the Union County Health Department has the following comments: *"All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by a private water system (PWS) and/or sewage treatment system (STS)."* In addition, *"Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department."* Further, *"If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."*

**• City of Marysville**

- In an email dated December 4, 2013, the City of Marysville has one comment regarding Woodbine Village Section 2 Amended Preliminary Plat: The developer should *"eliminate the 8" waterline loop*



## Staff Report – Woodbine Section 2 Amended Preliminary Plat

	<p><i>between Lots 44 and 49 due to the small size of the cul-de-sacs and associated maintenance in this specific instance."</i></p> <ul style="list-style-type: none"><li>• <b>Jerome Township</b><ul style="list-style-type: none"><li>○ No comments as of December 6, 2013.</li></ul></li><li>• <b>ODOT District 6</b><ul style="list-style-type: none"><li>○ As of December 6, 2013, no comments from ODOT District 6.</li></ul></li><li>• <b>Union Rural Electric/URE</b><ul style="list-style-type: none"><li>○ A number of comments were submitted from Union Rural Electric in the attached document which must be incorporated. Easements are shown for public utilities such as sanitary sewer and water but not for private utilities. Notations or provisions for electric/phone/CATV easements should be shown. Service options should be chosen prior to platting all of the utility easements.</li></ul></li><li>• <b>LUC Regional Planning Commission</b><ul style="list-style-type: none"><li>○ Confirmation of approval of conformance to Township zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from Jerome Township confirming that the subdivision conforms to Township zoning shall be submitted.</li><li>○ <b>In accordance with the Union County Engineer's</b> comments, a ditch petition will be required to be prepared and executed between the Developer and County prior to submittal of the Final Plat.</li><li>○ All bonds and/or letters of credit shall be submitted and approved prior to submittal of the Final Plat.</li><li>○ All comments and requested modifications from all reviewing agencies shall be incorporated into construction drawings and the final plat prior to submittal.</li></ul></li></ul>
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<b>Staff Recommendations:</b>	LUC Staff recommends <b>approval</b> of the Woodbine Village Section 2 Amended Preliminary Plat with the condition that all comments from LUC and reviewing agencies shall be incorporated into Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County
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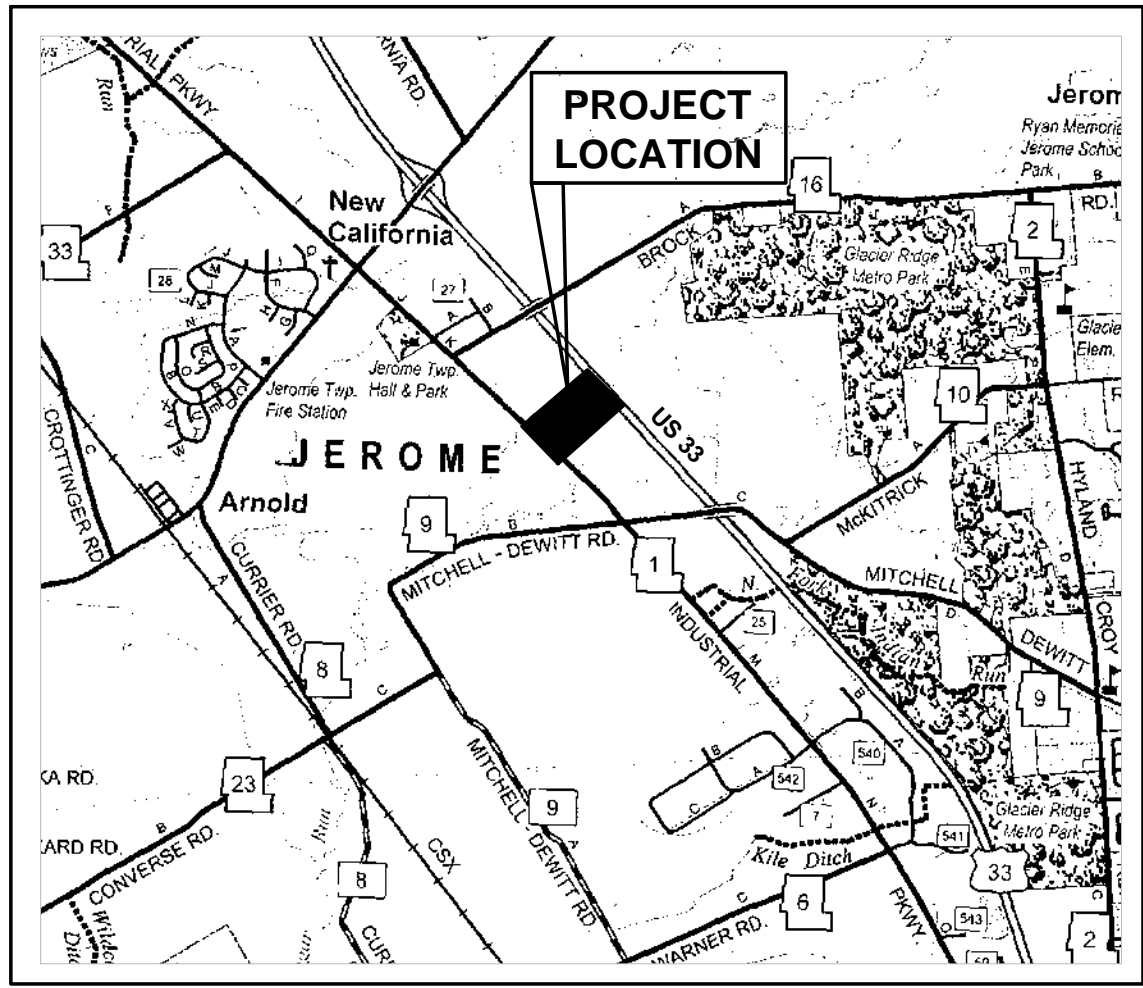


## Staff Report – Woodbine Section 2 Amended Preliminary Plat

	Subdivision Regulations are incorporated in the Final Plat <i>prior</i> to submittal.
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<b>Z&amp;S Committee Recommendations:</b>	
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UNION COUNTY, OHIO  
MODIFIED PRELIMINARY PLAT  
FOR  
WOODBINE VILLAGE SECTION 2  
SITUATED IN THE TOWNSHIP OF JEROME, UNION COUNTY  
BEING PART OF VIRGINIA MILITARY SURVEY NO. 5134



LOCATION MAP  
NO SCALE

INDEX OF SHEETS

TITLE SHEET	1
EXISTING CONDITIONS SITE PLAN	2
LAYOUT AND DIMENSION PLAN	3
UTILITY PLAN	4
TYPICAL ROADWAY SECTIONS	5

OWNER / DEVELOPER

WOODBINE VILLAGE II  
5003 HORIZONS DRIVE, SUITE 100  
COLUMBUS, OHIO 43220  
PHONE (614) 206-4351  
CONTACT: TIMOTHY REARDON  
EMAIL: timothyreardon@mindspring.com

DEVELOPMENT DATA

SITE ZONING DISTRICT:	PUD
NUMBER OF LOTS:	57
SITE ACREAGE:	32.489 AC.
LOT AREA:	19.39 AC.
R/W AREA:	5.28 AC.
OPEN SPACE AREA:	7.83 AC.
OPEN SPACE AREA REQUIRED (10% OF SITE ACREAGE):	3.25 AC.
GROSS DENSITY:	1.75 DU/AC.
MINIMUM LOT SIZE:	12,150 SQ. FT.
MINIMUM FRONTAGE:	90 FT.
MINIMUM LOT DEPTH:	130' FT.
FRONT SETBACK:	35 FT.
WOODBINE WAY	35 FT.
VERBURNUM DRIVE	35 FT.
ALL OTHER STREETS	25 FT.
SIDE SETBACK:	10 FT. PER SIDE (20 FT. TOTAL)
REAR SETBACK:	25 FT.
EXISTING BOUNDARY AREA:	33,317 AC.
R/W TAKE AREA (INDUSTRIAL PKWY):	0.83 AC.
PROP. BOUNDARY:	32,489 AC.

ORIGINAL APPROVED  
DEVELOPMENT DATA

SITE ZONING DISTRICT:	PUD
NUMBER OF LOTS:	57
SITE ACREAGE:	32.587 AC.
LOT AREA:	20.39 AC.
R/W AREA:	5.21 AC.
OPEN SPACE AREA:	6.99 AC.
OPEN SPACE AREA REQUIRED (10% OF SITE ACREAGE):	3.26 AC.
GROSS DENSITY:	1.75 DU/AC.
MINIMUM LOT SIZE:	12,150 SQ. FT.
MINIMUM FRONTAGE:	90 FT.
MINIMUM LOT DEPTH:	135' FT.
FRONT SETBACK:	35 FT.
WOODBINE WAY	35 FT.
VERBURNUM DRIVE	35 FT.
ALL OTHER STREETS	25 FT.
SIDE SETBACK:	10 FT. PER SIDE (20 FT. TOTAL)
REAR SETBACK:	25 FT.
EXISTING BOUNDARY AREA:	33,317 AC.
R/W TAKE AREA (INDUSTRIAL PKWY):	0.73 AC.
PROP. BOUNDARY:	32,587 AC.

VICINITY MAP

WOODBINE  
VILLAGE II  
MODIFIED PRELIMINARY PLAT  
FOR  
WOODBINE VILLAGE - SECTION II  
TITLE SHEET



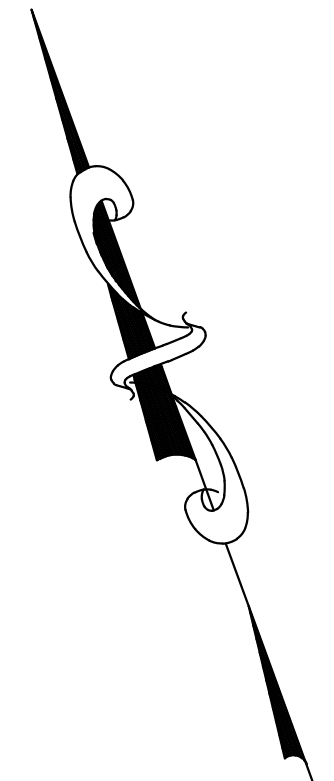
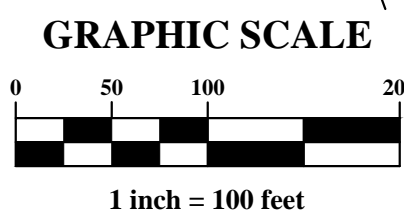
BoA- BLOUNT SILT LOAM, 0 to 2 PERCENT SLOPES  
BoB- BLOUNT SILT LOAM, 2 to 6 PERCENT SLOPES  
MrB- MORLEY SILT LOAM, 2 to 6 PERCENT SLOPES

 EXISTING BUILDING STRUCTURE TO BE REMOVED AND DISPOSED OF


ALL BOUNDARY DATA IS PER AN ALTA SURVEY  
PERFORMED BY ADVANCED CIVIL DESIGN, INC. DATED  
DECEMBER, 2012.

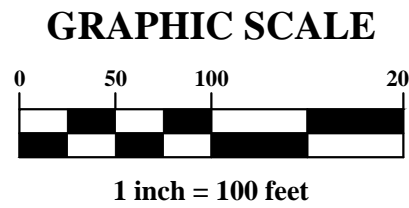
ALL TOPOGRAPHIC INFORMATION SHOWN IS  
REFLECTIVE OF A FIELD SURVEY OF THE EXISTING  
CONDITIONS PERFORMED BY ADVANCED CIVIL DESIGN,  
INC. NOVEMBER 2012.

ALL EXISTING UTILITY INFORMATION IS FROM RECORD  
PLAN INFORMATION AND IS SHOWN FOR REFERENCE  
ONLY.



FLOOD HAZARD DESIGNATION: ZONE X  
FEMA MAP NUMBER: 39159C0 388D  
EFFECTIVE DATE: DECEMBER 16, 2008

PLAN PREPARED BY:		CONTACT: TOM WARNER, P.E. 422 Beecher Road Columbus, Ohio 43230 PH 614-428-1200 FAX 614-428-7755	
PLAN PREPARED FOR:		 <b>ADVANCED CIVIL DESIGN</b> <b>ENGINEERS SURVEYORS</b>	
JEROME TWP./UNION COUNTY, OHIO		<b>WOODBINE VILLAGE II</b>	
<b>MODIFIED PRELIMINARY PLAT</b>			
<b>FOR</b>			
<b>WOODBINE VILLAGE - SECTION II</b>			
<b>EXISTING CONDITIONS SITE PLAN</b>			
Issue Dates:		Seal:	
Date: 10/23/2013 Scale: AS NOTED			
Drawn By: DAS	Checked By: JDW		
Project Number: <b>12-0001-543</b>			
Drawing Number: <b>2 / 5</b>			

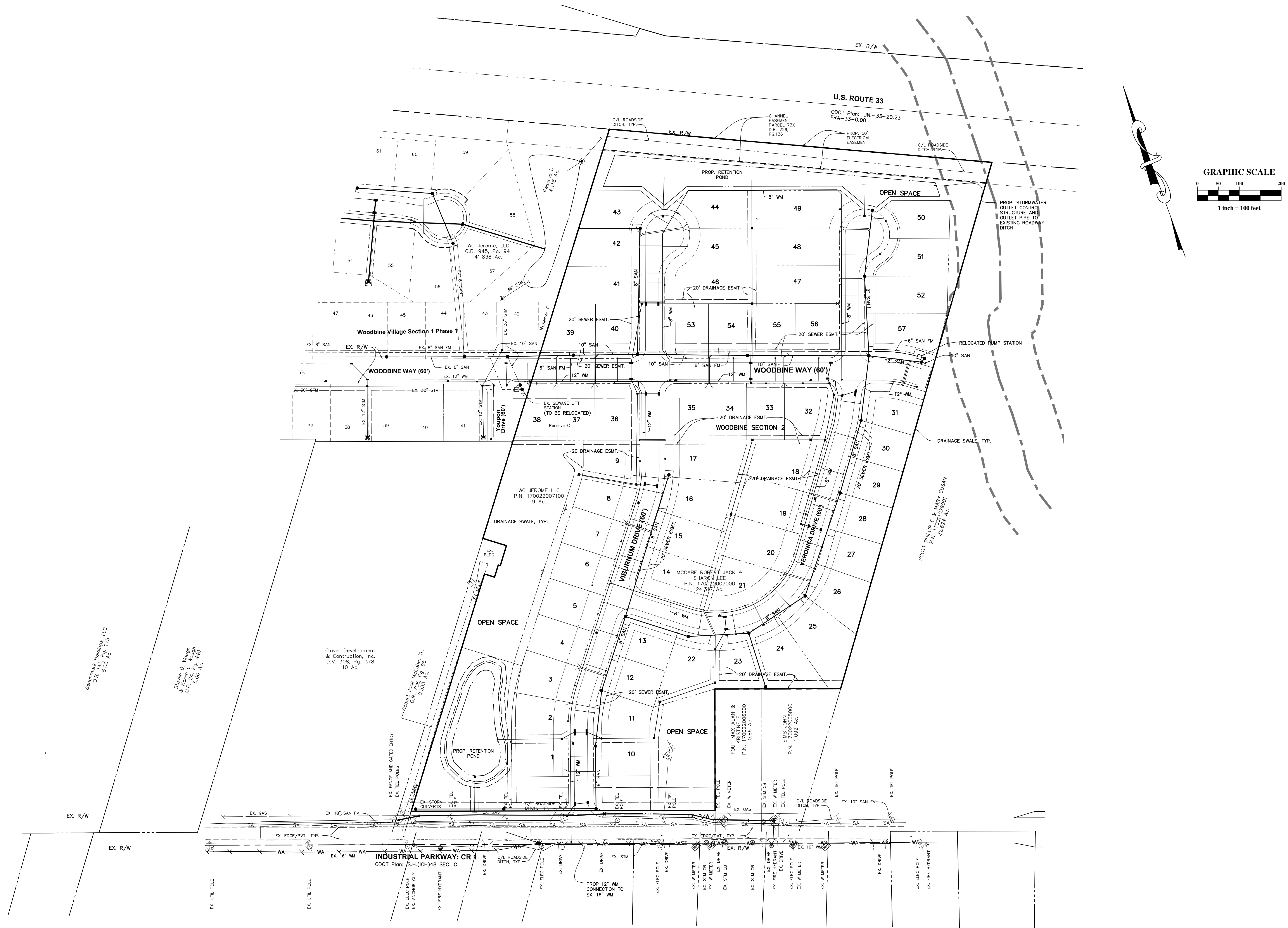


STREET DESIGN SUMMARY				
STREET	R/W WIDTH	PAVEMENT WIDTH	SIDEWALK	BLDG. SETBACK
WOODBINE WAY	60'	36'	NONE	35'
VIBURNUM DRIVE (S)	60'	36'	NONE	35'
VIBURNUM DRIVE (CUL-DE-SAC)	60'	28'	NONE	25'
VERONICA DRIVE	60'	28'	NONE	25'
VERONICA DRIVE (CUL-DE-SAC)	60'	28'	NONE	25'

PAVEMENT WIDTH SHOWN IS AS MEASURED FROM EDGE TO EDGE OF ASPHALT SURFACE (FACE OF GUTTER)

REFER TO SHEET 5 OF 5 FOR TYPICAL PAVEMENT SECTIONS OF THE INTERIOR SUB-DIVISION STREET AND FOR THE INDUSTRIAL PARKWAY WIDENING.





**GRAPHIC SCALE**

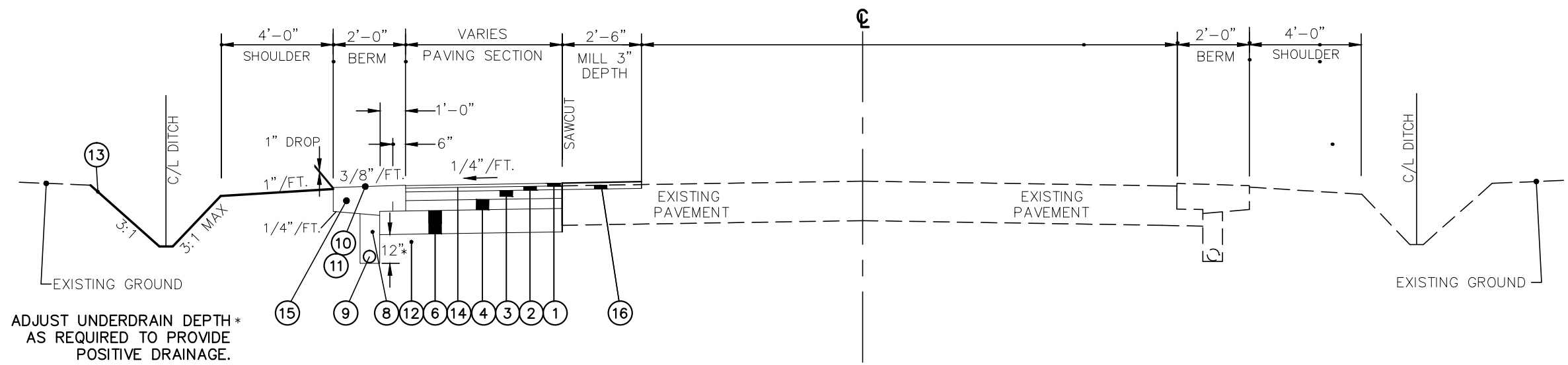
50 100

1 inch = 100 feet

[illegible]

**WOODBINE  
VILLAGE II**

Issue Dates:						
<b>Date:</b> 10/23/2013 <b>Scale:</b> AS NOTED						
<b>Drawn By:</b> DAS			<b>Checked By:</b> JDW			
<b>Project Number:</b> <b>12-0001-543</b>						
<b>Drawing Number:</b> <b>4 / 5</b>						



INDUSTRIAL PARKWAY  
TYPICAL WIDENING SECTION  
NO SCALE

- 1

1 1/4" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448  
TYPE 1 SURFACE COURSE
- 2

2 3/4" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448  
TYPE 1 INTERMEDIATE COURSE
- 3

3" BITUMINOUS AGGREGATE BASE, ITEM 301
- 4

4.5" BITUMINOUS AGGREGATE BASE, ITEM 301
- 5

1 1/4" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448 (OVERLAY)
- 6

4" AGGREGATE BASE, ITEM 304
- 7

NOT USED
- 8

NO. 8 OR NO. 57 AGGREGATE
- 9

4" PIPE UNDERDRAIN
- 10

BITUMINOUS PRIME COAT, ITEM 408, 702.02, RC-250, MC-30, MC-70 OR MC-250 (APPLIED AT 0.40 GAL PER SQ. YD.)

11

SEAL COAT, ITEM 409, 702.02, RC-250, RC-800, MC-800, MC-3000, 702.03, CBAE-800 OR 702.04, RS-1, RS-2, CRS-1, CRS-2 (USING 0.30 GAL. BITUMINOUS MATERIAL PER SQ. YD. AND 0.008 CU. YD. COVER AGGREGATE PER SQ. YD.)

12

SUBGRADE COMPACTION, ITEM 203

13

SEEDING AND MULCHING, ITEM 659 (REF. NOTES, SHEET 8)

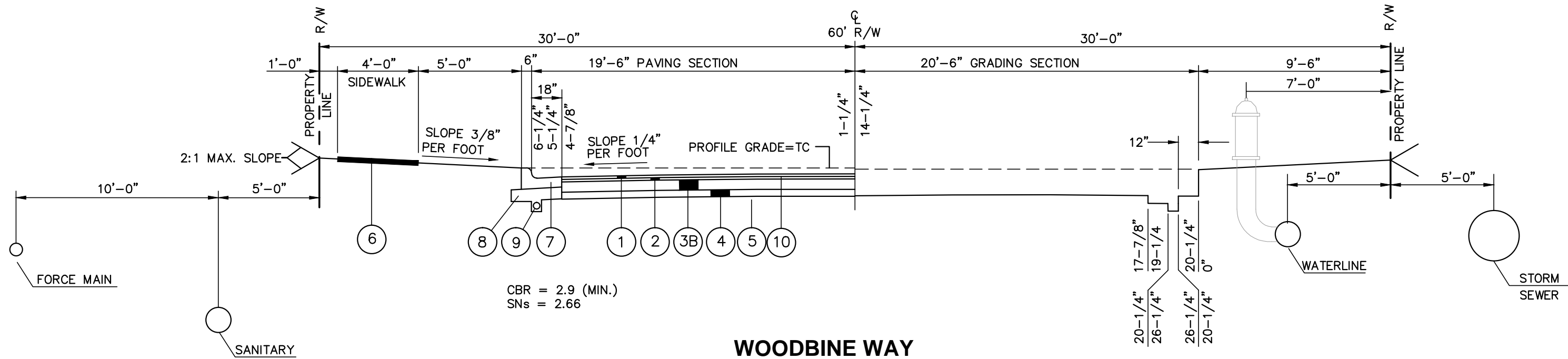
14

TACK COAT, ITEM 407

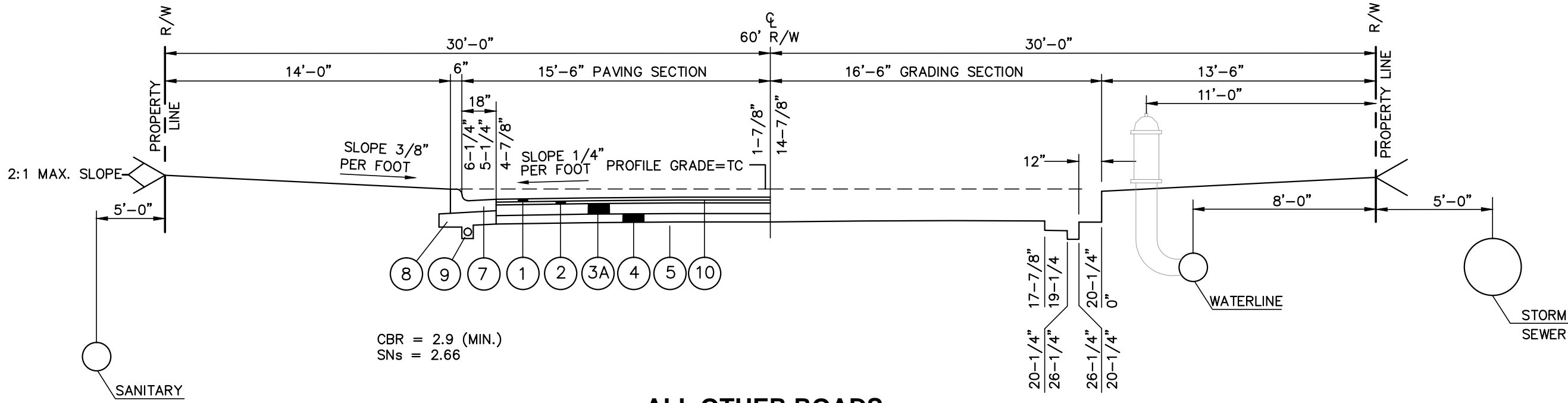
15

8" AGGREGATE BERM

16

PAVEMENT REINFORCEMENT (GLASGRID 8502 OR APPROVED EQUAL)

WOODBINE WAY  
TYPICAL 40' SECTION (60' R.O.W.)  
WITH CONCRETE COMBINED CURB & GUTTER  
RESIDENTIAL LOCAL - 30 MPH DESIGN SPEED - LEVEL TERRAIN  
200 < ADT ≤ 1500



ALL OTHER ROADS  
TYPICAL 32' SECTION (60' R.O.W.)  
WITH CONCRETE COMBINED CURB & GUTTER  
RESIDENTIAL LOCAL - 30 MPH DESIGN SPEED - LEVEL TERRAIN  
200 < ADT ≤ 1500

- 1

1 1/2" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 404
- 2

1 1/2" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 402
- 3A

5" ROLLER COMPACTED BASE (MIN. 3,500 PSI COMPRESSIVE STRENGTH)
- 3B

6" ROLLER COMPACTED BASE (MIN. 3,500 PSI COMPRESSIVE STRENGTH)
- 4

4" COMPACTED AGGREGATE BASE, ITEM 304

5

SUBGRADE PREPARATION PER O.D.O.T., ITEM 203

6

CONCRETE SIDEWALK, ITEM 608

7

COMBINATION CONCRETE CURB AND GUTTER, PER UNION CO. STD. DWG. #7 ITEM 609

8

NO. 8 OR NO. 57 AGGREGATE

9

4" UNDERDRAIN, ITEM 605

10

TACK COAT, ITEM 407

PLAN PREPARED BY:

CONTACT: TOM WARNER, P.E.  
422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7759

ADVANCED  
CIVIL DESIGN  
ENGINEERS SURVEYORS

WOODBINE  
VILLAGE II

MODIFIED PRELIMINARY PLAT  
FOR  
WOODBINE VILLAGE - SECTION II  
TYPICAL ROADWAY SECTIONS

PLAN PREPARED FOR:

JEROME TWP./UNION COUNTY, OHIO

Issue Dates:

Date: 10/23/2013  
Scale: AS NOTED

Drawn By: DAS  
Checked By: JDW

Project Number:  
12-0001-543

Drawing Number:  
5 / 5



**County Engineer  
Environmental Engineer  
Building Department**  
233 W. Sixth Street  
Marysville, Ohio 43040  
P 937. 645. 3018  
F 937. 645. 3161  
[www.co.union.oh.us/engineer](http://www.co.union.oh.us/engineer)

**Marysville Operations Facility**  
16400 County Home Road  
Marysville, Ohio 43040  
P 937. 645. 3017  
F 937. 645. 3111

**Richwood Outpost**  
190 Beatty Avenue  
Richwood, Ohio 43344

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*Public Service with integrity*

December 5, 2013

Jenny Snapp, Director  
LUC Regional Planning Commission  
Box 219  
East Liberty, Ohio 43319

Re: Woodbine Village – Amended Section 2 Preliminary Plat Review

Jenny,

We have completed our review for the above preliminary plat submittal, received November 25, 2013. Construction drawings reflecting the layout portrayed in the original preliminary plat were previously submitted to our office and had gone through several reviews. Some of the items shown in the amended plat contain design features that have been commented on by our office and revised in the construction drawings. None of these items pertain to the layout of the roads, lots or right of way, but we ask that upon resubmittal of the construction drawings to our office, all design features that applied in the original construction plans be reflected in the revised plans.

Enough information was submitted to our office to assure that the basic technical standards have been met for the general design of the subdivision. We therefore recommend the amended preliminary plat be approved with modifications incorporated into the construction drawings, as listed below:

1. Show and label all easements, including width. Provide indication of where private utilities (phone/CATV/electric) will reside, and provide easements for these utilities. Easements will be required around all stormwater detention facilities, for access and maintenance.
2. Prior to approval of the final plat, the developer will be required to sign a ditch petition, placing all storm sewers outside of the R/W and detention facilities on county maintenance. Any section of natural stream or waterway on the development property shall be placed within a drainage easement at a minimum of 25' from the top of bank on each side, and placed on ditch maintenance.
3. A stormwater management report will be required, detailing design of the stormwater system as submitted for Section 1 of this development.
4. Provide reasoning why stormwater detention basin on the US 33 side of the site outlets to the ODOT roadside ditch, and not directly to the natural stream.
5. GIS topography behind lots 27-57 do not indicate a swale as shown in the drawings. Please verify this topography during final design. If a drainage swale is present and is intended to remain and convey runoff, a drainage easement will be required in this area.
6. Easements required for the right deceleration lane on Industrial Parkway (Sims and Fout properties) will be required prior to final construction drawing approval.

7. All utilities currently within the Industrial Parkway right of way will require relocation in easements adjacent to the right of way along the frontage of the development property, upon installation of the widening improvements.
8. Our office will require the Industrial Parkway roadway improvements to be submitted as part of the subdivision construction drawings.
9. The following revisions are required to the typical section for the Industrial Parkway widening:
  - a. Modify the pavement composition for the widening section to the following:
    - i. 1-1/2" 448 Surface Course
    - ii. 1-3/4" 448 Intermediate Course
    - iii. 11-1/2" 301 Bituminous Aggregate Base
    - iv. 6" 304 Aggregate Base
    - v. Increase the berm to 4' in addition to the 4' shoulder
    - vi. Item 409 seal coat no longer exists. Revise the berm to be treated under ODOT 422.
  - b. The entire width of Industrial Parkway shall be milled 1 1/2" to allow for the final surface course to be placed over the entire widening section.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,



Bill Narducci, P.E.  
Project Engineer  
Union County Engineer

Cc: Jeff Stauch, UCE (via email)  
Bob Scheiderer, Union Soil and Water Conservation District (via email)



## Jenny R. Snapp

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**From:** Jim Cogar <jim.cogar@uchd.net>  
**Sent:** Tuesday, December 03, 2013 2:18 PM  
**To:** jennysnapp@lucplanning.com  
**Subject:** Woodbine Village Section 2 Amended Preliminary Plat

Hi Jenny,

Considering that public services (sanitary sewer & drinking water) are being provided to the residents within this subdivision, the Union County Health Department has just a few items to point out.

My comments are as follows:

- As always, all efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).
- Any home or business that is currently being serviced by a private STS and ends up being situated within 200' of a sanitary sewer easement should be brought to the attention of the Union County Health Department.
- If at anytime during the development of the sub-division a PWS (well, cistern, etc...) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and or abandonment of PWS and STS.

Please feel free to call or email me with any questions you may have.

Thank you,

Jim Cogar R.S.

Deputy Director of Environmental Health

Union County Health Department

940 London Ave. Suite 1100

Marysville, Ohio 43040

Office: [\(937\) 642-2053](tel:9376422053)

Direct: [\(937\) 645-2041](tel:9376452041)

Fax: [\(937\) 645-3047](tel:9376453047)

[jim.cogar@uchd.net](mailto:jim.cogar@uchd.net)

[www.facebook.com/unioncohealthdept](https://www.facebook.com/unioncohealthdept)

[www.uchd.net](http://www.uchd.net)

## URE Comments

### Preliminary Plat -Woodbine Village Section 2 Comments for LUC meeting December 12<sup>th</sup>

- 1) Drawing 4/5 shows easements labeled as sanitary, drainage and sewer (storm?).
- 2) Also indicated on the drawing are the water and sanitary mains
- 3) There is no notation or provisions for a electric/phone/CATV easements
- 4) Generally the utilities under #3 will share a joint trench whenever possible.
- 5) The developers have two options for these utilities with URE – front lot distribution (\$1,300 flat fee per lot) or rear lot distribution (\$1,600 flat fee per lot).
- 6) In many cases the water, sanitary or storm easements are large (20') and exclusive.
- 7) URE and the phone/CATV utilities are often overlooked when the preliminary and final designs are done.
- 8) This requires the developer to re-plat to allow for these utilities or the utilities have to request to share some of the existing water, storm or sanitary easement.
- 9) Sharing an easement is not a problem in most cases with URE – but if this is going to happen it should be identified in the preliminary plat and not after the fact.
- 10) Shared easements should be identified for all parties going in these spaces. Developers need to be aware of the URE service options and choose one prior to platting all the utility easements.

URE Comments

## Jenny R. Snapp

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**From:** Jeremy Hoyt <jhoyt@marysvilleohio.org>  
**Sent:** Wednesday, December 04, 2013 11:22 AM  
**To:** Jenny Snapp  
**Cc:** Bill Narducci; Scott Sheppeard; Michael Andrako; Greg DeLong  
**Subject:** Woodbine Section 2 - Preliminary Plat Comments

Jenny,

The City's only comment regarding the revised preliminary plat submittal for Woodbine Section 2 is to eliminate the 8" waterline loop between Lots 44 and 49 due to the small size of the cul-de-sacs and associated maintenance in this specific instance.

Please let me know if you have any questions or concerns regarding this comment.

Thanks,  
Jeremy

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Jeremy V. Hoyt, P.E.  
City Engineer / Deputy Public Service Director  
209 South Main Street  
Marysville, Ohio 43040  
(P) 937.645.7358  
(F) 937.642.6045  
<http://www.marysvilleohio.org>



**Staff Report – Millcreek Township Zoning Text Amendment – Fuel Stations**

<b>Applicant:</b>	Millcreek Township Zoning Commission 10420 Watkins Road Marysville, OH 43040
<b>Request:</b>	Request to review zoning text amendment regarding “fuel stations”. Millcreek Township is considering the addition of language to their supplementary district regulations to further regulate the location and installation of “fuel stations” within the township.

<b>Staff Analysis:</b>	<p>Staff has several comments and concerns with the proposed zoning text amendment, which are outlined below.</p> <p><b><u>Section 10500 Fuel Stations</u></b></p> <ul style="list-style-type: none"><li>• There is not a definition included in the proposed text for “fuel stations”, nor does the existing zoning resolution contain a definition for “fuel station”. However, the existing zoning resolution does have definitions for both “service station” and “gasoline service station”. Staff recommends that if the township intends to use the terms interchangeably, it is noted and changed throughout the entire text of the zoning resolution. If this is not the case, a separate definition should be added defining the term “fuel station”.</li><li>• The proposed text lists “fuel stations” as being prohibited unless otherwise specifically permitted in the district standards of the zoning resolution. In reviewing the existing district standards, staff does not find “fuel stations” listed anywhere. However, the existing text does list “service stations” in several areas. Similar to above, staff recommends that the township clarify the terminology that is being used, and make it consistent throughout the document. If the township is wishing to create a new use using “fuel station”, than this should be considered somewhere within the district standards.</li><li>• Staff recommends replacing the word “will” with “may” throughout the second paragraph of this section. The usage of “will” implies that a fuel station will definitely release gasoline, and that it will definitely be carried off the property by stormwater.</li></ul>
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**Staff Report – Millcreek Township Zoning Text Amendment – Fuel Stations**

	<p><b><u>Section 10510 – Fuel Stations – General Standards</u></b></p> <ul style="list-style-type: none"><li>• Staff sees no issues with this section.</li></ul> <p><b><u>Section 10520 – Fuel Stations – Maintenance Standards</u></b></p> <ul style="list-style-type: none"><li>• Staff sees no issues with this section.</li></ul> <p><b><u>Section 10530 – Fuel Stations – Application Requirements</u></b></p> <ul style="list-style-type: none"><li>• Part “A” of this section states that an applicant for a “fuel station” must have the written consent of any property owners within 1,000 feet of the proposed location for the fueling station. Staff questions the legality of this, as it seems that this would essentially <b>give neighboring property owners “veto” power over proposed development.</b> While staff can understand the township concerns regarding the property rights of land owners within close proximity due to the intensity of a “fuel station”, <b>staff feels that this would be better addressed by making “fuel stations” a conditional use within the district standards of the Millcreek Township Zoning Resolution. Making “fuel stations” a conditional use will ensure that adjoining property owners and the general public are notified of the proposed development. The hearing required by making “fuel stations” a conditional use will give those concerned about the development the opportunity to voice their concerns, while not seemingly giving a single person “veto” power over the proposed development. Further, the Township Board of Zoning Appeals would have the ability to approve a “fuel station” while putting conditions on the development to mitigate the concerns of residents.</b></li></ul>
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<b>Staff Recommendations:</b>	Staff recommends <b><i>approval</i></b> of the proposed zoning text amendment regarding fuel stations to the Millcreek Township Zoning Resolution with the incorporation of staff comments above. The proposed text has been forwarded to the <b>Union County Prosecutor’s Office</b> for review as well.
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<b>Z&amp;S Committee Recommendations:</b>	
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## Weston R. Dodds

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**From:** Joe Clase <jclase@millcreektwpohio.us>  
**Sent:** Friday, November 22, 2013 2:36 PM  
**To:** Jenny R. Snapp; Weston R. Dodds  
**Subject:** Code Amendments  
**Attachments:** 2013 Fuel Station Standards.docx; 2013 Fuel Station Standards3.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jenny & Wes,

I attached code amendments that the ZC initiated and will be hearing on December 18th. Can you add them to your next agenda and confirm for me what time the meeting will be? I had penciled in 1pm on December 12th.

Have a great weekend and a happy & safe Thanksgiving!

Joe Clase  
Planning & Zoning Administrator  
Millcreek Township, Union County, Ohio  
P.O. Box 157 | Ostrander, OH 43061  
(937) 644-3449 phone  
[www.millcreektwpohio.us](http://www.millcreektwpohio.us)



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Zoning Text Amendment Checklist

Date: November 22, 2013 Township: Millcreek Township Union County  
Amendment Title: Millcreek Township - Fuel Station Standards

**Notice:** Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

- Member N/A

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

Revision: Initial, 8/2009

9676 E. Foundry St, PO Box 219  
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203  
• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)

## ARTICLE X – SUPPLEMENTAL DISTRICT REGULATIONS

### **Section 10500 – Fuel Stations:**

Fuel stations shall be prohibited, except if specifically permitted through district standards. If permitted, the applicant for a fuel station must comply with standards listed herein.

Understanding the potential that underground storage tank systems will release gasoline constituents and the possibility that spilled fuel will be carried off the fueling area by stormwater, Millcreek Township is interested in providing the highest possible level of protection for groundwater used for drinking water hereby restricts the siting of fuel stations and any other land use that is likely to contaminate groundwater.

Nothing herein is intended to relieve compliance requirements or conflict with other relevant local, state or federal restrictions.

### **Section 10510 – Fuel Stations – General Standards:**

The following standards must be met by any fuel station operator in Millcreek Township.

- (A) Buffer: No tank, container, pipe or other equipment for the storage and handling of flammable liquids may be installed within 1,000 feet of the boundary of plot used for a residence, school, hospital, church or theater.
- (B) Sumps & Piping: All tank top connections including fill, pump, and automatic tank gauging (ATG) risers must occur within full-depth or collared sumps, and contain double-walled piping for the underground portion of vent pipes.
- (C) Training: ~~Proof must be provided that a~~All employees must upon hiring and annually thereafter be trained on ~~proper~~federal, state and local regulatory methods for handling and disposing of waste, making sure all employees understand storm water discharge prohibitions, wastewater discharge requirements, proper spill treatment and these best management practices. A training log must be made available at all times documenting training.
- (D) Lighting: Shall comply with Section 15500.
- (E) Signs: Signs shall be posted at the fuel dispenser or fuel island warning vehicle owners/operators against “topping off” of fuel tanks. Drains shall be labeled within the facility boundary, by paint/stencil (or equivalent), to indicate whether they flow to an oil/water separator, directly to the sewer, or to a storm drain. Labels are not necessary for plumbing fixtures directly connected to the sanitary sewer. Emergency shutoff switches should be plainly labeled.
- (F) Grading & Pavement: The air/water supply areas and outdoor waste receptacle areas shall be graded and paved to prevent run-on of stormwater. ~~A low containment berm shall be installed around the area.~~ Fuel dispensing areas must be paved with a smooth impervious surface, with a 2% to 4% slope inward to catch basin to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of stormwater to the extent practicable. The fuel dispensing area is defined as extending 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less. The paving around the fuel dispensing area may exceed the minimum dimensions of the fuel dispensing area.
- (G) Canopy: A roof shall be installed over the fuel dispensing areas, with an adequate footer, and the cover’s minimum dimensions must be equal to or greater than the area within the grade break or the fuel dispensing area. The cover must not drain onto the fuel dispensing area.
- ~~(H) Pavement: Fuel dispensing areas must be paved with a smooth impervious surface, with a 2% to 4% slope inward to catch basin to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of stormwater to the extent practicable. The fuel dispensing area is defined as extending 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less. The paving around the fuel dispensing area may exceed the minimum dimensions of the fuel dispensing area.~~
- (H) Other Best Management Practices (BMPs): The use of best management practices, such as the installation of oil/water separators and catch basin inserts, shall be encouraged through the design review process.

### **Section 10520 – Fuel Stations – Maintenance Standards:**

Annual on-site compliance reviews shall be conducted with the Zoning Administrator in October.

All operators must ensure compliance with state requirements with respect to stormwater management, spill containment,



and periodic inspection of release prevention and detection systems. Operators must maintain and keep current, as required by other regulations, a Groundwater Protection Plan and ensure that employees are trained on the elements of the plan. Operators must inspect and clean if necessary, storm drain inlets and catch basins within the facility boundary before October 1 each year.

#### **Section 10530 – Fuel Stations – Application Requirements:**

The following shall be submitted for review prior to the establishment of a fuel station or permits being issued for construction of any structure related to such a use.

(A) Neighbor Consent: Written consent of the property owners within 1,000 feet of the lot that will be used for the filling station.

(B) Groundwater Protection Plan: A plan shall be submitted demonstrating how to minimize the potential for groundwater contamination. The plan shall demonstrate the ability to comply with general and maintenance standards of Sections 10510 and 10520. It shall itemize how compliance will be maintained and focus on a complete description of spill prevention and control measures for the facility, beginning with customer education. The following shall also be included:

(1) Spill Calculations: An estimate of the maximum quantity of fuel that could be spilled in the event of an equipment failure, along with an analysis of its fate and a plan for preventing it from reaching groundwater or surface water. The plan should include descriptions of containment and/or diversionary structures or equipment needed in the event of a spill, and a demonstration that the needed equipment, personnel, and other resources would be available to respond to a spill.

(2) Emergency Contact List: A notification list, including the names and phone numbers of local management, remote management, fire and police, local and state agencies needing to be notified, and spill response contractors.

(3) ~~Maintenance~~Spillage Clean-up Procedures: It shall ~~providedetail spillage clean-up proceduresregular maintenance standards. It shall address maintenance of grooves in the concrete around the edge of the dispensing area (PLBs) and the stormwater management system, including BMPs. It shall describe how leaks and drips will be routinely spot cleaned to prevent runoff of spillage. For example, routine spot cleaning of small spills at fueling areas with dry methods, include using rags or absorbents. Leaks are not cleaned up until the absorbent is picked up and disposed of properly. Fueling areas should never be washed down unless the water is collected and disposed of properly. The plan should specify that an adequate supply of absorbent materials be kept readily available. It shall address storage and disposal of used sorbents and/or rags. It shall provide provisions to ensure that snow plowing and other maintenance will not interfere with the proper functioning of stormwater management, spill containment, and leak detection systems.~~



**Staff Report – Liberty Township (Logan Co.) Zoning Text Amendment – Fences**

<b>Applicant:</b>	Liberty Township Zoning Commission c/o Warren Kauffman, Chairman 422 Tracemore Lane West Liberty, OH 43357 warrenelmak@hotmail.com
<b>Request:</b>	Request to review zoning text amendment regarding “fences”. Liberty Township is considering the addition of language to their zoning resolution to address the location and installation of fences in the township.

<b>Staff Analysis:</b>	<p><b><u>Definition of Structure</u></b> Staff recommends NOT changing the definition of structure within the zoning resolution. From a technical perspective, a fence would still be considered a structure. Staff would recommend that township instead add definitions for <b><i>fence, wall and hedge</i></b> to the zoning resolution. Staff recommends the following definitions:</p> <ul style="list-style-type: none"><li>• <b><u>Fence</u></b> – An artificially constructed barrier of wood, masonry, stone, wire, metal, vinyl, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.</li><li>• <b><u>Wall</u></b> – A structure of brick, stone, wood, or other material that surrounds an area or separates one area from another.</li><li>• <b><u>Hedge</u></b> – A row of shrubs, trees, or other vegetation that are planted close to each other in order to form a boundary.</li></ul> <p><b><u>Definition of Fences, Walls, and Hedges</u></b> Staff recommends that rather than adding a definition containing a regulation to zoning resolution, the township should instead add the definitions as listed above, and add a section to their Supplementary District Regulations titled “<b><i>Fences, Walls, and Hedges</i></b>”.</p> <p><b><u>Fences, Walls, and Hedges Regulation</u></b> As mentioned above, staff recommends inserting the proposed regulation regarding <b><i>Fences, Walls and Hedges</i></b> into their supplementary district regulations, such as <b><i>Section 1040 Fences, Walls, and Hedges</i></b>.</p>
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**Staff Report – Liberty Township (Logan Co.) Zoning Text Amendment – Fences**

	<p>Staff forwarded the proposed regulations to the Logan <b>County Engineer’s Office for review, as staff felt that the</b> height of the fence and location in relationship to the road could cause a visibility and safety issue along roadways. The response from Assistant Logan County Engineer Bryan <b>Dhume stated that the Engineer’s Office felt that proposed</b> regulation as written would cause great potential for visibility and safety issues along roadways. The correspondence also indicated that their office felt that the distance a fence must be from a roadway should be increased, and the height of a fence in front yards should be reduced. Mr. Dhume stated he felt that the distance a fence could be from the edge of a <b>road’s surface should be increased</b> to 20 feet.</p> <p>In most townships that are members of LUC and have language regulating fences, the height of fences in front yards is limited to three or three and one half feet. Accordingly, staff recommends that the maximum allowable height of fences in front yards be no more than 3 and one half feet.</p>
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<b>Staff Recommendations:</b>	<p>Staff understands that Liberty Township wants to regulate the location and installation of fences within the township. However, given the feedback received from the Logan County <b>Engineer’s Office and the structure of their existing zoning</b> resolution, staff recommends that Liberty Township consider the adoption of the following amendment for fences:</p> <p><b>Add the following Definitions to “Article II Definitions”</b></p> <ul style="list-style-type: none"><li>• <b><u>Fence</u></b> – An artificially constructed barrier of wood, masonry, stone, wire, metal, vinyl, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.</li><li>• <b><u>Wall</u></b> – A structure of brick, stone, wood, or other material that surrounds an area or separates one area from another.</li><li>• <b><u>Hedge</u></b> – A row of shrubs, trees, or other vegetation that are planted close to each other in order to form a boundary.</li></ul>
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Staff Report – Liberty Township (Logan Co.) Zoning Text Amendment – Fences

	<p><b>Add the following language to “Article X Supplementary District Regulations”</b></p> <p><b><u>Section 1060 Fences, Walls, and Hedges</u></b> – Not withstanding other provisions of this resolution, fences, walls, and hedges may be permitted in any yard within the bounds of a property, provided that no fence, wall, or hedge located along front or sides of any front yard shall be over three (3) feet in height. Fences, walls, and hedges in other yards shall not exceed six (6) feet in height. No fence, wall, or hedge shall be closer than twenty (20) feet from the edge of any public roadway, and shall not extend into the road right-of-way.</p>
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<b>Z&amp;S Committee Recommendations:</b>	
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## Weston R. Dodds

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**From:** Chris Foust, Liberty Twp. Fiscal Officer <libtwp.chris.foust@morelmi.com>  
**Sent:** Tuesday, November 26, 2013 10:59 AM  
**To:** Weston R. Dodds  
**Subject:** Liberty Township proposed zoning change  
**Attachments:** Proposed amendment to the zoning code.docx; TOWNSHIP MINUTES0 20131125.doc

Wes,

Last summer, you had sent me some info on "fence" language used by a couple townships.

Attached find the amendment proposal by the trustees, including a copy of the meeting minutes and a copy of the proposed changes.

This email serves as your notification required by ORC 519.12 (E)

The Liberty Township Zoning Commission chairman is Warren Kauffman, 422 Tracemore Lane, West Liberty OH 43357 (warrenelmak@hotmail.com)

Thanks,

Chris Foust  
Liberty Township Fiscal Officer  
2891 County Road 18  
Bellefontaine OH 43311

PH: (937) 593-4481  
CELL: (937) 594-5433



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Zoning Text Amendment Checklist

Date: 11-26-2013

Township: Liberty

Amendment Title: Fences

**Notice:** Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

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Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter) - <u>Not yet scheduled</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

→ member N/A

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12



Zoning & Subdivision Committee  
Thursday, December 12, 2013

The Zoning and Subdivision Committee met in regular session on Thursday, December 12, 2013, at 11:36 am at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Steve McCall, Heather Martin, Jenny Snapp, Bill Narducci for Jeff Stauch. Absent Members were Scott Coleman, Joel Kranenburg, and Andy Yoder.

Guests included: Fereidoun Shokouhi; James Whitacre, Advanced Civil Design; Max Coates; and Erin Moriarty, LUC Regional Planning Commission.

Greg DeLong chaired the Zoning & Subdivision Committee Meeting.

Minutes of the November 14, 2013, meeting were approved as written with Charles Hall making the first motion to approve, and Steve McCall making the second motion to approve. All in favor.

1. Review of Woodbine Village Section 2 Amended Preliminary Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp
  - Paul – This is a proposed easement in the open space?
    - James – Yes, they want to run a transmission line along US Route 33.
  - Bill – When this initially came through there was a lot of discussion about a sound wall along Route 33. That recommendation still stands.
  - Greg – How many houses up are up now?
    - James – **They're finishing up Section 1 and they're starting Phase 2.**
  - Paul Hammersmith made the first motion to recommend approval of the Woodbine Village Section 2 Amended Preliminary Plat with staff and reviewing agencies comments along with making a recommendation to the Township for noise mediation and Charles Hall made the second motion to recommend approval of the Woodbine Village Section 2 Amended Preliminary Plat with staff and reviewing agencies comments along with making a recommendation to the Township for noise mediation. All in favor.
2. Review of Millcreek Township (Union County) Zoning Text Amendments regarding fuel stations – Staff Report by Wes Dodds
  - **Greg had various comments in regard to the text. It's a lot of regulations, like they just don't want to have them there. It's almost like they're**



putting the **Township at liability since they're now reviewing this stuff** instead of the proper authorities reviewing it.

- Paul - I felt it was very odd to put that burden on a zoning official.
- Greg – Usually environmental services regulate it, not a Township Zoning Officer.
- Brad asked Wes if he still recommended approval with the comments?
- Charles – **I'd hate to approve something that I don't know the whole thing, it's too open-ended.**
- Bill – Do we have any background on where this language came from?
  - Wes – Joe Clase said it came from various places.
- Jenny – A township trustee came up with the language.
- Wes – **There's a company interested in building and they pump water from the quarry into the drinking water and they're concerned about contamination.**
- Charles asked if this would have anything to do with the equipment dealer.
- Bill – **I don't think it has anything to do with that, but there's a proposed** gas station across from the property.
- Brad asked Wes why he would recommend approval instead of recommending denial.
  - Wes responded I thought the issues I had could be addressed but there are more comments here.
- Greg – What happens if we table this?
  - Wes – They have a hearing next week.
- Brad Bodenmiller made the first motion to recommend approval of the Millcreek Township Zoning Text Amendments regarding fuel stations with staff comments. Motion died due to no second.
- Greg – Do we recommend approval with comments, do we want the Township to have all this power instead of the proper agencies?
- Paul – **I'm more inclined to recommend denial.**
- Charles – **I agree, not that the staff hasn't done their job,** but there are just too many questions.
- Jenny – Part of that may be recommending Joe come to the meeting to explain the amendment and answer questions.
- Paul Hammersmith made the first motion to recommend denial of the Millcreek Township Zoning Text Amendments regarding fuel stations and Charles Hall made the second motion to recommend denial of the Millcreek Township Zoning Text Amendments regarding fuel stations. All in favor.

3. Review of Liberty Township (Logan County) Zoning Text Amendments regarding fences. – Staff Report by Wes Dodds

- Bill asked if typically in zoning regulations if the edge of the pavement always dictates the **distance? I'd imagine right of way would be better.**



## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- Wes – **I talked to the Engineer's office and his concern was that the** road is not always centered in the right of way and he approved this language. It should make it easier for the Zoning Inspector.
  - Bill – Did Darby Township have an issue with fencing?
    - Jenny – Yes but it was a different issue.
  - Charles Hall made the first motion to recommend to Liberty Township that the fence language developed by LUC Staff be adopted and Steve McCall made the second motion to recommend to Liberty Township that the fence language developed by LUC Staff be adopted. All in favor.
4. Jenny discussed an issue with the upcoming January agenda in regards to an item that could be an issue.

The Zoning and Subdivision Committee adjourned at 12:05 pm with Steve McCall making the first motion to adjourn, and Bill Narducci making the second motion to adjourn. All in favor.

9676 E. Foundry St, PO Box 219  
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203  
• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)