



Application for Preliminary Plat Approval

Date: 2/22/2024

Name of Subdivision: Hyland-Croy Commercial
Location: Southwest Corner of Hyland-Croy Road and Welson Road
Township: Jerome, Union County Military Survey: 6420
Complete Parcel(s) Identification Number (PIN): 1700310390010

Have ALL Sketch Plan review letters been obtained? Yes (Engineer, SWCD, Board of Health)

Name of Applicant: Coughlin Automotive Realty of Pataskala, LLC
Address: P.O. Box 1474
City: Pataskala State: Ohio Zip: 43062
Phone: (614) 428-7750 Fax: Email: al@coughlincars.com

Name of Owner of property to be subdivided: John Wirchanski
Address: 7010 Industrial Parkway
City: Plain City State: Ohio Zip: 43064
Phone: Fax: Email: johnlmiami@aol.com

Name of Applicant's Surveyor or Engineer: Advanced Civil Design, Inc.
Address: 781 Science Boulevard, Suite 100
City: Gahanna State: Ohio Zip: 43230
Phone: (614) 428-7750 Fax: (614) 428-7755 Email: twarner@advancedcivildesign.com

Proposed Acreage to be Subdivided: 21.008

Current Zoning Classification: PD ("Hall's Corner")

Proposed Zoning Changes: PD (Case No. PD23-005)

Proposed Land Use: Automotive dealership and accessory uses; future commercial uses as permitted by PD text (e.g. retail, gas station, banking, restaurant, medical/dental)

Development Characteristics

Number of proposed lots: 3 Typical lot width (feet): 269' Min.
Number of proposed units: N/A Typical lot area (sq. ft.): N/A
Single Family Units: N/A Multi-Family Units: N/A

Acreage to be devoted to recreation, parks or open space: N/A



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Recreation facilities to be provided: None

Do you propose deed restrictions? (If yes, attach a copy): Yes x No

1. Proposed method of Supplying Water Service: City of Marysville Water Main

2. Proposed method of Sanitary Waste Disposal: City of Marysville Sanitary Sewer
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: Yes - see Variance Statement
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	<u>Public Water Main</u>	<u>X</u>	
b.	<u>Public Sanitary Sewer</u>	<u>X</u>	
c.	<u>Master Stormwater Management Basin</u>	<u>X</u>	
d.	<u>Private Streets & Drainage</u>	<u>X</u>	
e.	<u> </u>		

For Official Use

Date filed: Filing Fee:

Date of Meeting of Planning Commission:

Action by Planning Commission:

If rejected, reason(s) for: