



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

*****This meeting will take place by remote access only. Please see page 2 of this agenda for information required to join this virtual meeting.*****

Zoning & Subdivision Committee Thursday, April 9, 2020 12:45 pm

- Minutes from last meeting of March 12, 2020
- 1. Review of Thomas Duff/Fed Ex Ground Facility Final Plat (Union County) – Staff Report by Brad Bodenmiller

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Ashley Gaver – City of Marysville
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith - LUC

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Access to anyone wishing to attend this meeting
will be remotely/virtually only using Zoom.

Go to: <https://zoom.us/j/973694920>

Meeting ID: 973 694 920

Participant ID: N/A

Password: 956134

Dial by your location

+13126266799 US (Chicago)

+19292056099 US (New York)

+12532158782

+13017158592 US

+13462487799 US (Houston)

+16699006833 US (San Jose)

Meeting ID: 973 694 920

Password: 956134

For your local number: <https://zoom.us/j/ahremijaf>

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Staff Report – Thomas Duff AKA FedEx Ground Facility

Applicant:	<p>42 Columbus, LP 2105 Commerce Street, Suite 342 Dallas, TX 75201 amorgan@42realestate.com</p> <p>EMH&T, Inc. 5500 New Albany Road Columbus, OH 43054 tcunningham@emht.com</p>
Request:	Approval of Thomas Duff AKA FedEx Ground Facility – Final Plat.
Location:	The property fronts Industrial Parkway and is between Mitchell-Dewitt Road (north) and State Route 161 (south). It is located in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 100.754 acres of land and proposes 1 lot for a truck transportation center.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 1.742 acres of right-of-way○ 99.012 acres in lots○ 0.0 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water○ City of Marysville sanitary sewer <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was originally approved in May 2018. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 03-04-20. Additional comments were emailed on 03-27-20 in response to comments received from the Soil & Water Conservation District. (See S&W Conservation District section of this staff report.) The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety is required, but none has been received/approved yet.
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Staff Report – Thomas Duff AKA FedEx Ground Facility

1. Sheet 1: Revise the sidewalk language to read, "The Owners hereby grant and reserve an easement for the construction and maintenance of sidewalks within those areas designated on the plat as 'Sidewalk Easement'. The sidewalks within the Sidewalk Easement shall be for the benefit of the public."

- The Engineer's Office recommended denial due to the outstanding surety and other comment. Should those items be resolved prior the LUC meetings, the Engineer's Office reserved the right to change its recommendation.

• Union County Soil & Water Conservation District

- The Soil & Water Conservation District submitted comments in an email dated 03-24-2020. Soil & Water advised there is not a proper grade plan and design; this is causing flooding and the holding of water on a neighboring property. Soil & Water recommended any Final Plat approval be held until the issue is resolved.
- The Union County Engineer's Office responded the Final Plat is not tied to the construction of improvements. The Construction Drawings have been approved, but are being modified by the developer's engineer to account for the design change and addition of tile and catch basins along the southern property line of the site.

• Union County Health Department

- No comments received as of 04-01-20. Standard comments from the Health Department are below:
 1. "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 (SWS)."
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."



Staff Report – Thomas Duff AKA FedEx Ground Facility

	<p>3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”</p> <ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ Per an email dated 03-04-20, the City wrote it had no further comments.• Jerome Township<ul style="list-style-type: none">○ Jerome Township submitted comments in a letter dated 03-02-20. A Zoning Certificate was issued for a truck terminal development at the site. The Township reported, “The improvements proposed on the plat map appear consistent with that approved development...”• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 04-01-20.• Union Rural Electric<ul style="list-style-type: none">○ No comments received as of 04-01-20.• LUC Regional Planning Commission<ul style="list-style-type: none">1. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).
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Staff Recommendations:	Staff recommends acceptance of the request to TABLE the Thomas Duff AKA FedEx Ground Facility Final Plat as requested by the applicant via letter dated 03-13-20.
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Z&S Committee Recommendations:	
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Logan-Union-Champaign
regional planning commission

Staff Report – Thomas Duff AKA FedEx Ground Facility

42 COLUMBUS, LP

March 13, 2020

Mr. Brad Bodenmiller
Director - LUC Regional Planning Commission
P.O. Box 219
18820 State Route 347
East Liberty, Ohio 43319
P: (937) 666-3431
bradbodenmiller@lucplanning.com

RE: Thomas Duff AKA FedEx Ground Facility Final Plat

Dear Mr. Bodenmiller:

Please table the Thomas Duff AKA FedEx Ground Facility Final Plat for the month of April 2020. A check made out to the LUC Regional Planning Commission in the amount of \$200.00 is included with this letter request to table the plat.

Please call Andrew Morgan in our office with any questions concerning this request at 214-538-9135.

Thank you,



Scott Rohman

Manager of the General Partner for 42 Columbus, LP



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Application for Final Plat Approval

Date: February 20, 2020 (Updated for March 2020 Submittal)

Name of Subdivision: Thomas Duff Plat

Section/Phase: N/A Block N/A

Location: 8285 Industrial Parkway Plain City, Ohio 43064

Township: Jerome Military Survey: 7058

Complete Parcel(s) Identification Number (PIN): 15-002-6005-1000/15-002-6005-0000

Has a Preliminary Plat been approved for this subdivision?: Yes x No Date: May 10, 2018

Name of Applicant: 42 Columbus, LP

Address: 2105 Commerce street, Suite 342

City: Dallas State: TX Zip: 75201

Phone: 214.739.4209 Fax: Email: amorgan@42realestate.com

Name of Owner of property to be subdivided: Samual Duff Trustee-Sam Duff/W&D Thomas Family LLC-Bill Thomas

Address: 9095 Muirkirk Drive/5494 Cara Court

City: Dublin/Dublin State: OH/OH Zip: 43017-9620/43016-8700

Phone: 614.206.2119/614.578-2547 Fax: Email: sam@timberwoodlandscape.net

Name of Applicant's Surveyor or Engineer: EMH&T, Inc.

Address: 5500 New Albany Road

City: Columbus State: OH Zip: 43054

Phone: 614.775.4350 Fax: Email: tcunningham@emht.com

Proposed Acreage to be Subdivided: 100.754-acres

Current Zoning Classification: COM

Proposed Zoning Changes: N/A

Proposed Land Use: 529, 157 sq. ft. Truck Transportation Center

Development Characteristics

Acreage w/in Approved Preliminary Plat: 100.664 Acres

Acreage w/in Section and/or Block: 100.664 Acres

Number of **APPROVED** lots from Preliminary Plat 1

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Number of Lots **PROPOSED** w/in this Section: 1

Number of **APPROVED** units from Preliminary Plat: N/A

Number of Units **PROPOSED** w/in this Section: N/A

Typical Lot Width: N/A Feet Typical Lot Area: N/A

Single Family Units: N/A Sq. ft Multi-Family Units: N/A

Acreage to be devoted to recreation, parks or open space: 0

Recreation facilities to be provided: 0

Approved method of Supplying Water Service: Existing 12-inch City of Marysville Watermain

Approved method of Sanitary Waste Disposal: Existing 18-inch City of Marysville Sanitary Sewer

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? No

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* No

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer?	<u>Yes</u>
Has estimated construction cost been approved by the County Engineer?	<u>Yes</u>
Bond has been submitted to County Engineer?	<u>Yes</u>
Bond approved by County Commissioners?	<u>No</u>

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

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Final Plat Review Checklist

#	Required Item Description	Have	Need
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.	X	
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.	X	
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat	X	
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.	X	
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.	X	
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.	X	
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.	X	
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.	X	
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.	X	
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.	X	
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.	X	
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.	X	
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.	N/A	
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).	X	
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.	X	



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15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.	X	
16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.	X	
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.	X (pending)	
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable.	N/A	
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.	X	
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.	X	
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.	X	
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	X	

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FEDEX GROUND FACILITY

FINAL PLAT

1
2

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey Number 7058, containing 100.754 acres of land, more or less, said 100.754 acres being comprised of all of those tracts of land conveyed to **42 COLUMBUS, LP** by deeds of record in Instrument Numbers 201906260004733 and 201906260004734, Recorder's Office, Union County, Ohio.

Know all men by these presents that **42 COLUMBUS, LP**, A Texas limited partnership, by **42 A, LLC**, its General Partner, by **SCOTT ROHRMAN**, Manager, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**FEDEX GROUND FACILITY**", a subdivision containing Lot 1, and that Owner has authorized the platting of this land, does hereby accept this plat of same and dedicates to public use forever, all of Industrial Parkway and the easements shown hereon and not heretofore dedicated.

The Owners hereby grant and reserve easements in, over and under those areas designated on this Plat as "Utility Easement" for the construction, operation, maintenance and replacement, as necessary, of utility lines providing utility service in and to the Development to all present and future utility providers providing utility service to the Development. Each of the Utility Easements permit the construction, operation, maintenance and replacement, as necessary, of all public and quasi-public utilities beneath the surface of the ground, and where necessary, for the construction, operation, maintenance and replacement, as necessary, of service connections to all Lots within the Utility Easements. No permanent structure or plantings, etc. shall be permitted in the easement areas. The rights and grant of the Utility Easements shall include the right, without liability therefor, to the respective utility provider, to remove trees, lawns and landscaping that encroach into the Utility Easement which may interfere with the construction, operation, maintenance and replacement, as necessary of the utility facilities operated by the respective utility provider. The utility providers are hereby granted the limited right of access across other areas of the Platted Land in order to exercise their easement rights granted hereby, so long as the respective utility providers exercise commercially reasonable practices, and repair any damage to the Platted Land outside the Utility Easements.

The Owners hereby grant and reserve an easement for sidewalks within those areas designated on the plat as "Sidewalk Easement". The sidewalks within the Sidewalk Easement shall be for the benefit of the fee simple owners, successor owners and their agents and invitees.

The Owners hereby grant and reserve an easement for storm water drainage within those areas designated on the plat as "Channel Easement" for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities.

In Witness Whereof, **SCOTT ROHRMAN**, Manager of **42 A, LLC**, General Partner of **42 COLUMBUS, LP** has hereunto set his hand this _____ day of _____, 20____.

Signed and Acknowledged
In the presence of: **42 COLUMBUS, LP**
BY: 42 A, LLC

By _____
SCOTT ROHRMAN, Manager

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **SCOTT ROHRMAN**, Manager of **42 A, LLC**, General Partner of **42 COLUMBUS, LP** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **42 COLUMBUS, LP**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____
Notary Public, _____ State of Ohio

Reviewed this ____ day of _____, 2020
Chairman, Jerome Township Trustees

Approved this ____ day of _____, 2020
Union County Engineer

Approved this ____ day of _____, 2020
Union County Health Department

Approved this ____ day of _____, 2020
Logan-Union-Champaign
Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this _____ day of _____, 2020 for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.

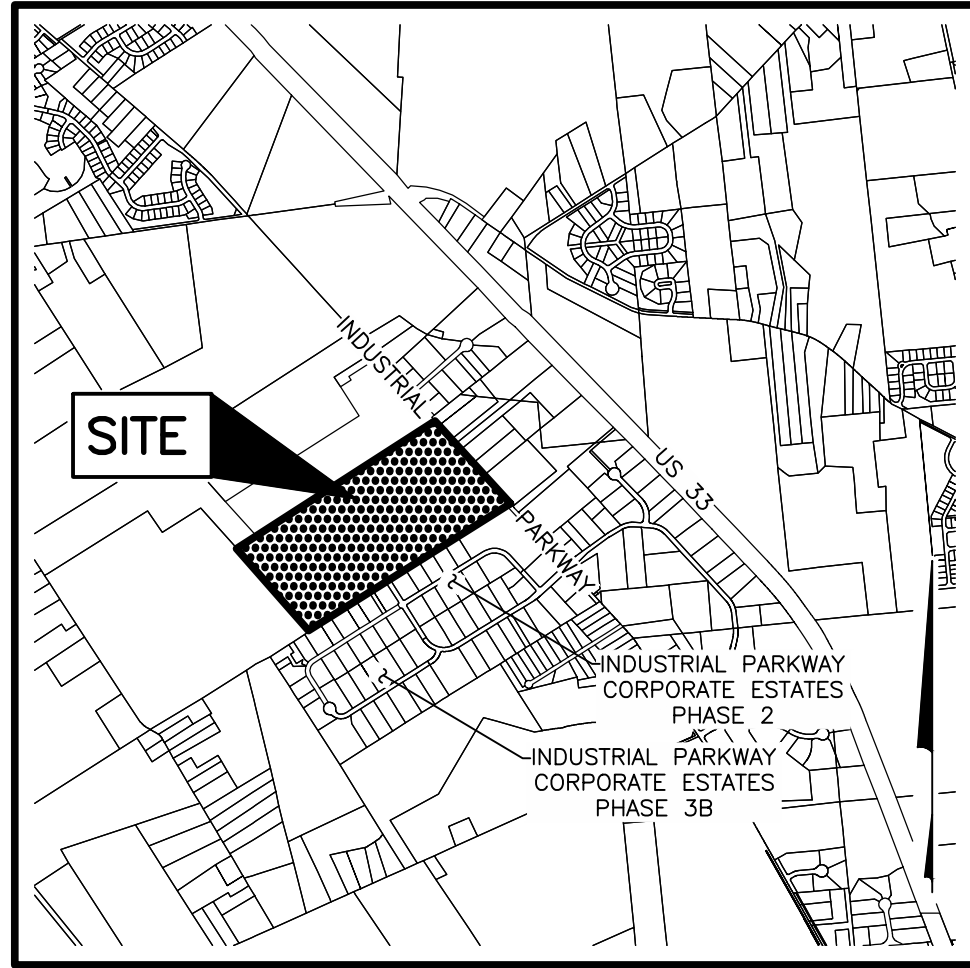
Approved this ____ day of _____, 2020
Union County Commissioners

Transferred this ____ day of _____, 2020
Andrea L. Weaver
Auditor, Union County, Ohio

Filed for record this ____ day of _____, 2020 at _____ M. _____
Theresa Markham
Recorder, Union County, Ohio

Record this ____ day of _____, 2020 in _____
Plat Book _____ Pages _____

42 REAL ESTATE LLC
2105 COMMERCE STREET, SUITE 342
DALLAS, TEXAS, 75201



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A bearing of South 42° 21' 59" East assigned to the centerline of Industrial Parkway is designated the basis of bearing for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Union County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. Said Permanent Markers were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first.

SURVEYED & PLATTED
BY



The accompanying plat represents a subdivision of land in the Virginia Military Survey Number 7058, Union County, Jerome Township, Ohio. The tract has an area of 1.742 acres in streets and 99.012 acres in lots, making a total of 100.754 Acres.

All measurements are in feet and decimals of a foot. Monuments have been placed as indicated. All measurements on curves are chord and arc distances.

I hereby certify that the accompanying plat is a correct representation of Fedex Ground Facility as surveyed in August, 2016.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ◎ = Permanent Marker (See Survey Data)
- = Stone found

By _____ Date _____
Professional Surveyor No. 7865

Brad Bodenmiller

From: Bill Narducci <bnarducci@co.union.oh.us>
Sent: Friday, March 27, 2020 1:01 PM
To: Doug Mitchell
Cc: Beau Michael (b.michael@ure.com); Brad Bodenmiller; Jeremy Burrey; Letitia Rayl; Matt Zarnosky; Seth Korie Slemmons; cmitchell317@yahoo.com
Subject: RE: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

Doug,

My apologies, as my explanation below seemed to confuse things. The subdivision plat of the property is not tied to the construction of the improvements. A simpler way to think of the platting process is applying it to residential development. In that instance, an owner purchases a large parcel and subdivides it into numerous lots for future sale to various entities. The plat is essentially the "lot split" that creates the parcels for sale. This specific situation doesn't subdivide parcels in that same sense, but the developer was required to go through the subdivision process due to the nature of the development.

We have a set of construction drawings which we have approved, and that the developer's engineer is modifying to account for the design change and addition of the tile and catch basins along the southern property line of the FedEx parcel. Once we review and approve these modifications, this infrastructure will be required to be constructed per plan. So, while the plat does not require them to build the improvements, they are required to construct the improvements within the plans by our office. We will continue to work with them to ensure that this work is performed as well as all other work shown in the plan. I hope this further clarifies the below and puts you at ease that our office will make sure these improvements are installed. If you have further questions, please feel free to let me know. Thanks

Bill Narducci, P.E.
Assistant County Engineer

Union County Engineer
233 West 6th St.
Marysville, Ohio 43040
Direct: 937.645.3165
Office: 937.645.3018
Fax: 937.645.3161
<http://www.co.union.oh.us/engineer>

From: Doug Mitchell <sdm19sales@gmail.com>
Sent: Thursday, March 26, 2020 2:06 PM
To: Bill Narducci <bnarducci@co.union.oh.us>
Cc: Beau Michael (b.michael@ure.com) <b.michael@ure.com>; Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Jeremy Burrey <jburrey@co.union.oh.us>; Letitia Rayl <lrail@co.union.oh.us>; Matt Zarnosky <mzarnosky@ure.com>; Seth Korie Slemmons <slemmons.excavating@yahoo.com>; cmitchell317@yahoo.com
Subject: Re: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

To All

Thanks for the detailed note Bill however there are still some unanswered questions and/or concerns.

It was to my understanding that our problem tied into the approval of the FedEx plot but if I'm reading your note correctly that's not the case? There also appears to be no accountability / liability on who's responsible to fix our problem. If I'm missing something please advise.

Our objective is to get our farm tiled in a timely manner and as you know that has not been the case. With that said is there someone or something we can do to get confirmation that this will get fixed? We are not pointing fingers we just need some reassurance that this will get resolved.

I did add my father Carl Mitchell and Slemmons Tiling to this email just to keep them in the loop. Kind regards Doug

On Wed, Mar 25, 2020 at 1:57 PM Bill Narducci <bnarducci@co.union.oh.us> wrote:

Brad/Jeremy,

I've spoken with you both over the past 24 hours and also had a discussion with Doug Mitchell today, who is the son of Carl Mitchell, property owner to the west of this site. Note, I've taken ODOT and the Health Department and City of Marysville off of this correspondence as their involvement is unrelated to this issue.

The timing and approval of the plat is a separate approval from the construction activity on the site. The Subdivision Regulations allow for approval of the plat without the full construction of the improvements, as long as the public portion of the improvements are covered under a bond or other type of surety. As such, the completion of the improvements to remedy the drainage concerns below is not related to the approval of the subdivision plat, and is not something that can prevent approval of the plat.

That being said, we have the same concerns as Jeremy does with the drainage at the southeast corner of the Mitchell property/southwest corner of the FedEx property. We are currently working with the developer and contractor for the FedEx site on finalizing the engineering details to install a tile system along the south side of the FedEx site. This system will connect into the recently upgraded tile system from the Mitchell property and the storm system within the Industrial Parkway Corporate Estates subdivision to provide drainage relief in the area of concern. In addition, there are some adjustments needed to the mounding that surrounds the perimeter of the FedEx site to allow water to freely drain from the Mitchell property onto the FedEx site.

There have been some delays to construct this line which I am looking into, but I have received confirmation from the developer of the site in a call on Monday that they are finalizing this design and plan on working with Slemmons Excavating to install it as soon as they can.

If anyone has any questions regarding the problem, fix or timing, please let me know. Thanks

Bill Narducci, P.E.

Assistant County Engineer

Union County Engineer

[233 West 6th St.](#)

[Marysville, Ohio 43040](#)

Direct: 937.645.3165

Office: 937.645.3018

Fax: 937.645.3161

<http://www.co.union.oh.us/engineer>

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Wednesday, March 25, 2020 11:34 AM

To: Jeremy Burrey <jburrey@co.union.oh.us>; Bill Narducci <bnarducci@co.union.oh.us>; Letitia Rayl <lrayl@co.union.oh.us>; Jim Cogar (jim.cogar@uchd.net) <jim.cogar@uchd.net>; Jeremy Hoyt <jhoyt@marysvilleohio.org>; thomas.slack@dot.ohio.gov; Beau Michael (b.michael@ure.com) <b.michael@ure.com>; Matt Zarnosky <mzarnosky@ure.com>

Cc: sdm19sales@gmail.com

Subject: RE: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

Mr. Burrey,

The Union Co (U) Engineer's Office oversees the Construction Drawing process. I spoke with Bill Narducci this morning and I believe Bill is the best person to contact in the Engineer's Office regarding this matter. I also returned a call to Doug Mitchell (son of Carl Mitchell) and recommended the same.

At this time, the applicant is requesting the Final Plat be tabled at LUC's April meeting.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

From: Jeremy Burrey <jburrey@co.union.oh.us>

Sent: Tuesday, March 24, 2020 11:18 AM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Bill Narducci <bnarducci@co.union.oh.us>; Letitia Rayl <lrayl@co.union.oh.us>; Jim Cogar (jim.cogar@uchd.net) <jim.cogar@uchd.net>; Jeremy Hoyt <jhoyt@marysvilleohio.org>; thomas.slack@dot.ohio.gov; Beau Michael (b.michael@ure.com) <b.michael@ure.com>; Matt Zarnosky <mzarnosky@ure.com>

Cc: sdm19sales@gmail.com

Subject: Re: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

Brad,

I have some concerns with the flooding on the Carl Mitchell farm. There is approximately 30 acres of watershed that originally drained through the Fed Ex site. With the pad for the buildings being raised 4 ft. And the basin bank grade elevation being higher than the 30 acres of the Mitchell farm there is only one potential outlet for the water to drain. The water will channelize and run through the neighboring property of Industrial Parkway Estates. Without a proper grade plan and design, the Mitchell farm will flood (see attached photos of the flooding), and hold water unless a sub surface drainage improvement is constructed.

Bill Narducci and Myself have met and worked with Carl Mitchell and the developer's to come up with a solution to allow the water to drain through the Fed Ex site. An agreement was made and all parties involved were contacted about the proposed plan. An agreement was made to follow through with the plan to construct a subsurface drainage improvement to drain the Mitchell farm. Slemmons excavating agreed to do the work for Moults. Slemmons shot grade and set hubs late December for the Kliengers group to create a plan for them to follow. We have contacted Moults and Slemmons several times to check on the progress of the project. At this time a plan has not been completed and there is no contract with Moults and Slemmons to start the project.

Carl Mitchell has invested a considerable amount of dollars into this farm to improve the drainage and the 30 plus acres in the attached photo currently has no outlet. If this issue is not resolved by planting season (End of April). The Mitchell's will not be able to plant these acres and will suffer damages due to lost acres of production.

It is my recommendation to the LUC Board that this issue be resolved before the final plat is approved.

12:48 ↵

LTE



Plain City
Today 11:06 AM

Edit



12:48 ↗

LTE



Plain City
Today 11:06 AM

Edit



Get [Outlook for iOS](#)

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Monday, March 23, 2020 7:23:56 PM
To: Bill Narducci <bnarducci@co.union.oh.us>; Letitia Rayl <lrayl@co.union.oh.us>; Jeremy Burrey <jburrey@co.union.oh.us>; Jim Cogar (jim.cogar@uchd.net) <jim.cogar@uchd.net>; Jeremy Hoyt <jhoyt@marysvilleohio.org>; thomas.slack@dot.ohio.gov <thomas.slack@dot.ohio.gov>; Beau Michael (b.michael@ure.com) <b.michael@ure.com>; Matt Zarnosky <mzarnosky@ure.com>
Subject: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

Good afternoon,

I attached a copy of the **Distribution Letter** generated for the **Thomas Duff AKA FedEx Ground Facility – Final Plat**. I've placed hardcopies in the mail, but thought those working remotely might appreciate it via email. This is the only subdivision submittal we received for April. Thank you!

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | [10820 State Route 347 | East Liberty, Ohio 43319](#)

P: (937) 666-3431 | www.lucplanning.com

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Doug Mitchell
JD Equipment Sales LLC
10061 Mitchell DeWitt Rd
Plain City Ohio 43064
(614) 206-6299

Brad Bodenmiller

From: Jeremy Burrey <jburrey@co.union.oh.us>
Sent: Tuesday, March 24, 2020 11:18 AM
To: Brad Bodenmiller; Bill Narducci; Letitia Rayl; Jim Cogar (jim.cogar@uchd.net); Jeremy Hoyt; thomas.slack@dot.ohio.gov; Beau Michael (b.michael@ure.com); Matt Zarnosky
Cc: sdm19sales@gmail.com
Subject: Re: Distribution Letter for Thomas Duff AKA FedEx Ground Facility - Final Plat

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Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee Thursday, April 9, 2020

The Zoning and Subdivision Committee met in regular session on Thursday, April 9, 2020 at 12:45 pm online through Zoom. Meeting information was published on LUC's agenda and posted on LUC's website.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Ashley Gaver, Charles Hall, Steve McCall, Heather Martin, Bill Narducci, Tammy Noble, Tom Scheiderer, Aaron Smith, Jeff Stauch and Andy Yoder. Absent member was Wes Dodds.

Guests included: Megan Sloat, Jerome Township.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the March 12, 2020 meeting as written and Tom Scheiderer seconded. All in favor.

1. Review of Thomas Duff/Fed Ex Ground Facility Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Bill Narducci – I explained to the property owners that it can be confusing, but the plat is not tied to the construction drawings. There isn't a process that ties the Soil & Water drainage concerns with the plat but we're working on getting those issues resolved.
 - Charles Hall moved a motion to accept the applicant's request to table the Thomas Duff/Fed Ex Ground Facility Final Plat as requested by the applicant via letter dated 03-13-20 and Bill Narducci seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:55 pm with Steve McCall moving a motion to adjourn and Andy Yoder seconded. All in favor.

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com