



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee Thursday, January 9, 2025, 12:30 pm

Minutes from the last meeting of December 12, 2024

1. Zoning and Subdivision Committee Appointments
2. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
3. Review of McArthur Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Safety Service Director
Ashley Gaver – City of Marysville Planner
Steve Robinson – Union County Commissioner
Steve McCall – Champaign County Engineer
Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Todd Freyhof – North Lewisburg Administrator
LUC Staff

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Logan-Union-Champaign regional planning commission

Staff Report – Jerome Township (U) Zoning Amendment

Applicant:	Jerome Township Zoning Commission c/o Liz Morrison 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480
Request:	The Jerome Township Zoning Commission initiated an amendment that would impact two articles of the Zoning Resolution. The proposal impacts: • Article 5 Special Zoning Districts • Article 6 General Development Standards
Location:	Jerome Township is in the southeast corner of Union County, bordering Darby and Millcreek townships.
Staff Analysis:	Article 5 Special Zoning Districts Changes proposed to Article 5 impact Planned Development Districts (PD District). Modifications to Article 5 are limited in scope to impacting standards for the specific types of PDs—low/medium residential, higher density residential, agriculture/rural residential, and residential conservation developments. • Having reviewed these changes, Staff recommends the Township modify the proposed text under standards for residential conservation development. Under “lot area” the Township requires “lot area shall be flexible within a PD District designed using conservation development principles and shall be established by the approved preliminary development plan” (500.07, 4, c)). ○ Staff notes the word “flexible” and the phrase “conservation development principles” are difficult to define in this context. It may be easier for Township officials to administer this concept by restating the minimum open space required, which is substantial at 40%, and referring to the design standards required by the Zoning Resolution. Article 6 General Development Standards Article 6 of the Jerome Township Zoning Resolution intends to provide additional developmental standards for land uses and structures. This Article is similar to the Supplemental Regulations included in other township zoning resolution. The amendment proposes to: • Section 600.08 Additional Regulations for Lots & Buildings proposes a minimum lot area of 10,000 sq ft, or such larger



Staff Report – Jerome Township (U) Zoning Amendment

	aera as required by the Health Department, for any district, including PDs, where there is a clearly established minimum lot area. ○ Staff recommends the Township review the minimum acreages in its eight zoning districts and reconsider whether 10,000 sq. ft. is the minimum for a lot with central sewer. The Medium Density Residential District (MDR) is the smallest lot, and it is 12,000 sq. ft. ○ Staff recommends the Township establish a minimum acreage for lots with on-site sewer because there are instances where this may be the case. Especially for some PDs, it seems possible there may be a small number of existing lots included in a PD unable to connect to central sewer. ○ Staff recommends the Township establish a minimum acreage for lots not used as single-family, like open space, multi-family lots, local retail, etc. • Section 615.04 Signs – Exempt or Not Requiring a Permit includes several changes. Under signs permitted in all zoning districts without a requirement (but still must follow the Zoning Resolution requirements, text has been added that Staff notes for possible modification: ○ Staff does not recommend requiring compliance with signage for “decorations customarily associated with any national, state, local, or religious holiday”. This seems difficult to enforce. ○ Staff does not recommend limiting each lot to one sign 9 sq. ft. or less. This seems difficult to enforce, but Staff acknowledges the Township may have an action plan or strategy to enforce this. • Section 614.05 Permanent Signs would only refer to “billboards” and would no longer refer to “outdoor advertising signs”. ○ Staff points-out that “outdoor advertising” is listed as a permitted in at least one zoning district. Staff does not recommend striking because removing the language may cause more issues than keeping it. • Section 625.02 Fence Height and Location Regulations for Walls and Fences amends the standards required for walls and fences. ○ Staff notes #2 establishes a minimum height but the unit/label of “feet” is missing and is recommended to be added. ○ Staff believes, as written, #4 would require a variance which makes sense, but wants to point this
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Staff Report – Jerome Township (U) Zoning Amendment

	out to the Township in the event it is not intentional. • Section 645.02 Accessory to Single-family Dwellings and Two family Dwellings is a chart establishing criteria for accessory buildings. ○ Staff recommends the Township closely review the title of the second column. The existing header reads “Total Maximum Permitted Floor Area of Accessory Building(s)”. This would mean all accessory buildings on a lot in total could not exceed this amount. The Township proposes to increase the maximum size with this amendment + proposes to change the header to “Total Maximum Size of Accessory Building(s)”. Staff does not recommend this large of a change to the Zoning Resolution because each accessory building would have a maximum size and the total maximum of all accessory buildings would be removed. Prosecutor’s Office • A copy of this proposal was forwarded to the County Prosecutor’s Office for consideration and comment.
Staff Recommendations:	Staff recommends APPROVAL WITH MODIFICATIONS of the proposed zoning text amendment. Those modifications are listed in the staff report.
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with Modifications (state modifications)</i> • <i>Denial</i>



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: 12/10/24 Township: Jerome
Amendment Title: ZT 24-001

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	☒	☒
Date of Request (stated in cover letter)	☒	☒
Description of Zoning Text Amendment Change (s)	☒	☒
Date of Public Hearing (stated in cover letter)	☒	☒
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	☒	☒
Attachment of Zoning Text Amendment with changes highlighted or bolded	☒	☒
Copy of current zoning regulation, or section to be modified for comparison	☒	☒
Non-LUC Member Fee, If applicable	☒	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

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Zoning Commission
Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480
jerometownship.us

December 10, 2024

L.U.C. Regional Planning Commission
c/o Brad Bodenmiller, Executive Director
Box 219
East Liberty, Ohio 43319

Dear Mr. Bodenmiller:

This letter is to inform you of a proposed amendment to the Jerome Township Zoning Resolution:

Case #: ZT24-001

Name of Applicant: N/A – Amendment Initiated by the Township Zoning Commission, see attached motion.

Request: Amendment to the text of the Jerome Township Zoning Resolution

Enclosed is a copy of the resolution of initiation, proposed text, and other relevant documents and materials. A public hearing for this case before the Zoning Commission has tentatively been set for Monday, January 13, 2025, at 7:00 p.m.

If you need further information, please feel free to contact me.

Sincerely,



Liz Morrison
Zoning Clerk/ Secretary of the Commission

Enclosure

**JEROME TOWNSHIP ZONING COMMISSION
UNION COUNTY, OHIO**

A MOTION TO INITIATE A ZONING AMENDMENT

In accordance with the powers of the Zoning Commission provided for by R.C. 519.12 and by Section 230.001 of the Township Zoning Resolution, I move to initiate an amendment to the ~~[Official Zoning Map~~ / text of the Zoning Resolution] as provided for by the ~~map~~ / text and other documents and exhibits designated Case # ZT24 - 001, to set a public hearing on the case for Monday, January 13th, 2025 at 7 pm at the Township Hall, and to authorize and direct the Secretary to give notice of the hearing and transmit a copy of this case to the Logan-Union-Champaign Regional Planning Commission as required by applicable law.

Second.

Discussion.

Roll Call Vote.

[12-9-24]

**Jerome Township
Zoning Amendment
ZT24-001**

December 9, 2024

Jerome Township Zoning Resolution Text Amendment

1. Article 5 Special Zoning Districts

Article 5 shall be amended as follows:

500.07 Use-Specific Development Standards

In addition to the general development standards for Planned Development District provided for in this Chapter, the following use specific development standards are hereby established to further fulfill the purpose and intent of the PD District through the application of flexible land development techniques in the arrangement, design and construction of structures and their intended uses and the integration of open space within the development. These standards, as well as applicable plans for the area, are intended as general standards as circumstances dictate. The development standards filed and approved as part of the preliminary development plan shall establish the final requirements. The development policies include the following:

1. Low and Medium Density Residential Land Use

Future development of clustered subdivisions is anticipated to occur in those areas with central water and sewer systems shall be managed to protect the area's unique quality of life and semi-rural character. The density of these developments will be based upon several factors, including, without limitation, the availability of central water and sewer systems, the recommendations of the Comprehensive Plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. The following shall apply when calculating residential density within a PD District:

- a) Calculating Residential Density – While the densities of individual residential areas may vary within a large PD District, the calculation of density for the entire PD District shall be based upon the gross density proposed of total area devoted exclusively to residential use, including open space. Where open space is included within the calculation for residential density, such open space shall permanently remain as open space within the PD District unless specifically included in another duly approved zoning amendment in accordance with the provisions of this Resolution.
- b) Additional Density Considerations – Additional density for residential developments to be serviced by centralized water and sewer systems may be permitted in certain unique and special instances such as those where: the open space set-aside far exceeds the minimum recommended ; additional and substantial site amenities are provided; the development incorporates rural design elements that help preserve and retain the rural character of the area into the overall design of the site and maintains compatibility with the surrounding or planned land uses; the design of the development preserves, protects and enhances the natural and historic resources located on the site; and storm water and other environmental impacts are minimized and mitigated and natural features are enhanced.
- c) Lower Density Considerations – In addition to the consideration for additional density as mentioned above, lower densities may be required for a residential development in certain unique and special instances such as those where: a large portion of the site is undevelopable due to its physical features such as existing bodies of water, steep

slopes and similar characteristics, and where proposed residential development is not compatible with adjacent residential development patterns. (Amnd. 9-5-2023)

2. Higher Density Residential Land Use

Future development of higher density land uses is expected to occur in areas so designated in the Comprehensive Plan as being suitable for such uses. These areas provide an opportunity to serve differing housing needs within the community and establish an effective transition between more intense commercial and office land uses, and lower density residential uses. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized ~~water and ssewers and water~~ system, the recommendations of the ~~c~~Comprehensive ~~plan~~Plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. In addition, increases in ~~density should be supported for increased architectural and landscape standards and creative site planning~~ the density of dwellings units may be supportable when mitigated by increased architectural standards, increased landscaping standards, and/or site design that contributes to the desirability of the community.

3. Agriculture and Rural Residential Land Use

It is anticipated that portions of the Township will remain principally agricultural in nature, especially in those areas where centralized ~~utilities-sewers and water systems~~ are not anticipated to be provided. Development standards within these areas should encourage a development pattern that minimizes impacts and intrusions to agriculture, such as clustering ~~homes-dwellings~~ on new streets and not along ~~existing road frontage-the frontages of existing roads~~, and designating agricultural-exclusive areas.

4. Residential Conservation Development

Within the Comprehensive Plan there exists recommendations for residential development in certain areas that adheres to conservation development principles. These principles promote more compact development patterns in exchange for the preservation of important existing environmental and natural features and ~~or the set aside~~ conservation of significant amounts of open space. These types of developments reduce infrastructure costs for the developer, help to maintain a more open, rural ~~feel~~ character for the Township, promote a more efficient use of land, and provide a mechanism to preserve important natural features and incorporate them into ~~a development strategy~~ site development. Land developed with conversation development principles shall adhere to the following standards:

- a) Uses – PD Districts designed using conservation development principles may be permitted to contain a mix of uses provided that all proposed uses are identified in the preliminary development plan and application as specified in Section 500.08.
- b) Density – The overall residential density of a PD District designed using conversation development principles should conform to the recommendations and intent of the Comprehensive Plan and shall be identified in the preliminary development plan and application per Section 500.08.
- c) Lot Area – The intent of a PD District designed using conservation development principles is to allow smaller lot areas and more compact development patterns in exchange for a higher percentage of dedicated open space and natural lands. To accomplish this goal, lot area shall be flexible within a PD District ~~design~~ designed

using conversation development principles and shall be established by the approved preliminary development plan. All lots less than two acres in area shall be ~~serviced~~ served by ~~public-central~~ public-central sewers and water systems. Proposed lots with an area of 2 acres or more ~~shall may~~ be served by either ~~public-central~~ public-central sewer and water ~~systems services~~ or ~~on-site treatment and well systems~~ on-site sewer and water systems subject to the approval of the ~~Union~~ County Engineer and ~~Union~~ County Health Department.

- d) Dedicated Open Space – All PD Districts designed using conversation development principles shall comply with the following minimum requirements regarding open space:
- (i) The minimum amount of open space to be provided is recommended to be 40% of the ~~total acreage~~ gross area of the property being included in the PD District. ~~Development of smaller parcels may be considered for a reduction in the open space requirements provided that the recommendations of (ii), (iii), and (iv) below still apply, or such other amount as may be determined necessary based on the characteristics of site and consistent with the purposes of this Chapter.~~
 - (ii) All PD Districts designed using conservation development principles shall strive to utilize open space to preserve natural features including but not limited to floodplains, waterways, stream buffers, steep slopes, woodlands, wetlands and natural habitats or shall be designed to preserve significant amounts of agricultural lands.
 - (iii) Open space shall meet all other requirements of Section 500.06(12).

2. Article 6 General Development Standards

Article 6 shall be amended as follows:

600.04 Architectural Projections

a) The space in any required yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, eaves, chimneys, and other similar architectural features; however, such features shall not project more than two (2) feet into any required yard.

b) Open structures such as porches, canopies, balconies, attached decks and platforms, attached carports, covered or roofed patios, and similar architectural projections shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard setback.

i. Exception: Open porches, balconies, attached decks, platforms, or other similar attached unenclosed architectural structures may project into the required rear yard setback not more than ten (10) feet, but in no case shall such projection be closer than ten (10) feet to a rear lot line.

b)c) Accessible Ramps. A ramp or similar structure designed to provide a continuous ADA accessible or barrier free route to the front entrance of a building may be permitted in a required front yard setback. Such ramp or similar structure shall have the least encroachment into a required front yard setback necessary to meet the minimum State or Federal design requirements for that specific facility. (Adopted 6-15-2021)

600.08 Additional Regulations for Lots & Buildings

- a) Whenever provided for in the regulations for the applicable district, no lot less than ten (10) acres in area shall have an average depth which is more than three (3) times its average width. This regulation shall not apply in any zoning district that does not reference this regulation.
- b) Wherever there exists any residential district, or a Planned Development District that allows single-family dwellings, for which no other regulation for maximum lot coverage is provided by this Resolution, the maximum lot coverage for a lot used for a single-family dwelling shall be fifty percent (50%).
- c) Wherever there exists any residential district, or a Planned Development District that allows single-family dwellings, for which no other regulation for minimum floor area is provided by this Resolution, the minimum floor area for such dwelling shall be 900sf.
- d) All uses other than single-family dwellings or two-family dwellings shall provide a minimum of a four (4) foot walkway or other paved access from any adjoining right-of-way or dedicated open space to a building entry. Such required walkway or similar paved access shall be exclusive on any parking space, driveway, or required circulation aisle except as provided for herein, and shall connect to any existing pedestrian facilities located within adjoining right-of-way or dedicated open space area. Whenever a required walkway or similar paved access crosses a driveway or circulation aisle, a striped crosswalk or other appropriate crosswalk markings shall be provided. (Adopted 9-5-2023)
- e) Wherever there exists any district, including a Planned Development District, for which no other regulation for lot area is provided by this Resolution, the minimum lot area for any use shall be 10,000sf or such larger area as may be required by the County Health Department. No lot shall be established in any district that is insufficient in either lot area, width, or other dimension to accommodate the proposed use of the lot.

605.03 Farm Markets

In accordance with Section 519.21 of the Ohio Revised Code and for the purposes provided therein, farm markets which derive at least fifty percent (50%) of their gross income from produce raised on farms owned or operated by the market owner in a normal crop year shall be permitted in any zoning district, subject to the following regulations:

1. The setback for a building used for a farm market ~~with a floor area~~ less than one-hundred and forty-four (144) square feet in size shall be fifteen (15) feet.
2. A building used for a farm market ~~with a floor area of~~ one-hundred and forty-four (144) square feet or greater in size shall meet the setback and lot coverage regulations for the principal building provided in the regulations for the district. A farm market use of this type shall provide off-street parking at a ratio of one (1) parking space for each two-hundred fifty (250) square feet of floor area, and shall meet the requirements of Chapter 610 for parking space size and aisle width.
3. ~~The lot coverage regulations of the district shall apply to farm market uses. (Amnd. 6-15-2021, 9-5-2023)~~

615.04 Signs – Exempt or Not Requiring a Permit

1. The following signs shall be exempt from the regulations contained in this Resolution for signs:
 - ~~a) Any traffic or similar regulatory devices, legal notices, or other warning signs or graphics installed or maintained by a public agency. Any sign installed or maintained by a public agency or any political subdivision of the State, including but not limited to, traffic signs, warning signs, or similar regulatory devices.~~
 - ~~a)b) Any sign authorized by a court, public official, or other public body, including but not limited to official or legal notices.~~
 - ~~b) Any sign installed or maintained by a public utility or railroad when accessory to its operations as provided for by Section 519.211 of the Ohio Revised Code.~~
 - ~~c) Any on-premises sign for accessory to any agricultural use except as may be provided for by Chapter 605 or by other applicable law.~~
 - ~~d) Any sign or other graphic exempted by applicable law.~~
2. The following signs shall be permitted in all zoning districts without the requirement for a sign permit as provided in this Chapter, but shall be subject to other applicable regulations provided herein:
 - ~~a) A wall s~~Signs accessory to a use or tenant on a lot, not larger than ten (10) square feet in display area, and generally for the purposes of displaying a street addresses, owner/tenant names, or similar information, not larger than ten (10) square feet.
Where such signs ~~is~~ are larger than ten (10) square feet, ~~it they~~ shall be regulated in accordance with the regulations for wall or ground signs contained herein, as applicable.
 - ~~b) Signs in the form of a cornerstones, commemorative tablets,~~ or historical signs, not to exceed ten (10) square feet in display area.
 - ~~b)c) Signs clearly in the nature of decorations customarily associated with any national, state, local, or religious holiday.~~
 - ~~c)d) One (1) portable sign. Portable signs~~ with a display area that does not exceed nine (9) square feet. Display of such signs shall be limited to one (1) sign per lot.
 - ~~d)e) Permanent or removable window signs with a display area not to exceed 25% of the area of the window on which they are attached or in which they are displayed.~~
(Amnd. 10-20-2020, 12-6-2022)

615.05 Permanent Signs

Permanent signs shall be those permitted in areas clearly designated herein and subject to the regulations for the zoning district and this Chapter. Permanent signs requiring a sign permit are as follows:

1. Ground Signs

All non-residential uses shall be permitted ground signs in accordance with the following regulations:

- a) Number of Signs Permitted - All lots developed with a non-residential use shall be permitted one (1) permanent on-premises ground sign. Whenever a lot developed with a non-residential use fronts upon two (2) or more roads other than a limited access highway such use shall be permitted (1) additional permanent on-premises ground sign for each additional frontage.

- b) Type – Unless otherwise provided for by this Resolution, all permanent on-premises ground signs accessory to any use in a commercial zoning district or office and industrial zoning district shall be monument signs.
- c) Height – The maximum height of any permanent on-premises ground sign shall be as provided for in Table 615.08.
- d) Setback – A permanent on-premises ground sign shall be setback from front, side, and rear lot lines in accordance with the provisions of Section 615.07 and Table 615.08.
- e) Display Area – The maximum allowable display area for a permanent on-premises ground sign shall be as provided for in Table 615.08 or as may be provided for elsewhere by this Resolution.

2. Wall Signs

Wall signs shall be permitted in compliance with the following regulations:

- a) Number of Signs Permitted - Every non-residential use shall be permitted one (1) permanent on-premises wall sign. Whenever the exterior walls of a building enclosing a use front upon two (2) or more roads, one (1) additional permanent on-premises wall sign shall be permitted for each additional frontage.
- b) Location – A permanent on-premises wall sign shall be located on or along the wall of a building which faces a right-of-way or parking area and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two (2) or more permanent on-premises wall signs, each sign shall be mounted on a separate building wall facing a right-of-way or parking area as applicable. A permanent on-premises wall sign shall only be attached to an exterior wall enclosing a space occupied by the use to which the sign is accessory.
- c) Display Area – The maximum display area of a permanent on-premises wall sign shall be one (1) square foot of display area for each linear foot of building wall measured along the wall of the building on the which the wall sign is proposed to be mounted. However, in no case may such display area exceed the maximum display area for a permanent on-premises wall sign provided for in Table 615.08 of this Resolution.
- d) Additional Regulations - Wall signs shall be installed parallel to and may not extend further than twelve (12) inches from the wall to which they are attached.

~~3. Joint Identification Signs – Where permitted within this Resolution, all joint identification signs shall comply with the requirements of the zoning district, or the Planned Development District standards adopted for each use.~~ Signs at Access Points – In any non-residential district, signs may be installed adjacent to any approved driveway approach, subject to the following regulations:

- a) No more than one (1) sign of this type shall be permitted per driveway approach.
- b) The maximum display area for such signs shall be six (6) square feet.
- c) The maximum height for such signs shall be three (3) feet.
- e)d) The minimum setback for such signs shall be no less than two (2) feet from the front lot line.

3.4. On-premises Signs for Public Uses & Quasi-public Uses – Approved public and quasi-public uses shall be permitted on-premises signs in conformance with the regulations for the applicable zoning district. However, such uses shall be permitted to utilize changeable copy as a portion of the sign copy on such signs subject to the following regulations:

- a) The display area used for changeable copy of such signs may not exceed seventy-five (75%) of the maximum display area of the sign.
- b) The use of automatic changeable copy shall be limited to ground signs, and the display area used for automatic changeable copy of such ground signs may not exceed fifty percent (50%) of the maximum display area of the ground sign.

4.5. Drive-thru Menu Boards Signs Accessory to Drive-Through Businesses or

Windows – Where ~~any~~ drive-thru through businesses or windows ~~are is~~ permitted by this Resolution, such uses shall be permitted to install ~~drive-thru menu boards signs accessory to such use~~ with changeable copy, subject to the following ~~conditions regulations~~:

- ~~a) The drive-thru menu board shall be located on the lot to which it refers.~~
- b)a) The sign is oriented solely for the use of patrons utilizing the drive-thru through business or window.
- c)b) The sign is not intended to be visible from any adjacent ~~property lot~~ or right-of-way.
- d)c) No more than two (2) ~~drive-thru menu boards such signs~~ shall be permitted per drive-thru through lane.

5.6. Residential Development Entry Signs – In any residential zoning district or residential portion of a Planned Development District, residential developments shall be permitted one (1) ground sign at each vehicular entry to the development subject to the following ~~requirements regulations~~:

- a) Minimum size of development – For a residential development entry sign to be permitted the residential development shall contain a minimum of ten (10) platted lots constituting one development.
- b) Copy – The sign shall be permitted to advertise the name of the development only and shall include no other sign copy or advertisement.
- c) Conformance – Such signs shall conform to all of the requirements of Section 615.07 and shall be set back a minimum of 15 feet from any right-of-way line.
- d) Height and Display Area – Residential development entry signs shall not exceed a total of 32 square feet in display area as defined in Section 615.07 and shall not exceed 5 feet in height.

6.7. Outdoor Advertising or Billboards – For the purposes of this Resolution and as required by applicable law, billboards for the purposes of outdoor advertising shall be classified as a business use and shall be permitted in all non-residential districts. In addition, regulation of such signs along primary highways shall conform to the requirements of Chapter 5516 of the Ohio Revised Code, any regulations adopted pursuant thereto, and be subject to the requirements of Section 615.07 and following regulations:

- a) No billboard shall exceed three hundred (300) square feet of display area per face nor have more than two (2) faces.
- b) No billboard shall exceed fifteen (15) feet in height nor have a length in excess of four times the height of the sign face.
- c) The billboard use shall comply with the general regulations set forth in other provisions of this Resolution for signs and other uses, as applicable.

- d) All billboards shall be located in compliance with all applicable local, state and federal regulations ~~controlling the same~~. Billboards shall be licensed or permitted as may be required by any other public agency.
- e) No billboard shall be located within the required front, side, or rear yard setback for the principal building established by the regulations for the district in which the sign is located and shall be at least one thousand (1,000) feet from any dwelling, church, school, or similar use.
- f) No billboard ~~or outdoor advertising sign~~ shall be located nearer than twenty-five (25) feet to any side lot line, or the side yard setback for the principal building in any zoning district, whichever is greater.
- g) Spacing Separation Requirements – Each billboard site location shall be separated from every other billboard site location in accordance with the following:
 - (i) Spacing Separation requirements shall be measured along the ~~curb line of the street that right-of-way line of the road to which~~ the billboard is oriented ~~to~~ and the measurement shall apply to both ~~sides frontages~~ of the ~~streetroad~~.
 - (ii) Spacing Separation requirements shall be measured from existing billboards regardless of ~~the political jurisdiction within which any other billboard may be located political boundaries~~.
 - (iii) Measurement of the spacing separation between billboard locations shall begin at a point nearest to the proposed billboard site location from any existing billboard site location and extending to a point nearest to the existing billboard site location from the proposed billboard site location.
 - (iv) No new billboard sign shall be located closer than 1250 feet from any existing or approved billboard.

7.8. Off-Premises Signs other than Billboards – No off-premises sign other than a billboard shall be installed or modified unless or until a conditional use permit is issued by the Board of Zoning Appeals for such sign. In addition to the requirements and standards for all conditional use permits provided for in Chapter 240, no conditional use permit for such sign shall be issued by the Board unless or until the Board determines that the sign:

- a) Is necessary to proper wayfinding to a particular premises from public highways;
 - b) Will not increase the number of permitted signs on any lot as provided for by this Chapter or by the applicable regulations for the zoning district; and
 - c) Will otherwise comply with the setback, height, and display area regulations for on-premises signs in the zoning district and the applicable regulations of this Chapter.
- (Amnd. 10-20-2020, 12-6-2022, 9-5-2023)

625.02 ~~Fence Height and Location Regulations~~ for Walls and Fences

~~Fences and walls~~Walls and fences shall be permitted subject to the following location and height regulations:

- ~~1. A fence or wall shall be permitted on any part of a lot not within the required front yard setback for the principal building.~~ The maximum height ~~for such fences shall be six (6) feet for walls and fences accessory to single and or two-family dwellings shall be six (6) feet when such fence is located within a required side or rear yard setback.~~
- ~~1.2. The maximum height for walls and fences accessory to any use other than a single or two-family dwelling shall be eight (8) when such fence is located within a required side or rear yard setback, and eight (8) feet for all other uses unless otherwise provided for by this Chapter or Resolution.~~
- ~~2.3. A wall or fence accessory to any use may shall~~ be permitted within the required front yard setback established for the principal building subject to the following regulations:
 - a) The wall or fence shall be no taller than five (5) feet.
 - b) No part portion of any said fence shall exceed fifty percent (50%) opacity.
- ~~3.4. Fences for security purposes in any non-residential zoning district may be installed to a maximum height of ten (10) feet provided that the fence is either decorative in style or materials, or Whenever a fence or portion thereof in any district exceeds eight (8) feet in height the fence or portion thereof that exceeds that said height shall be fully screened from any right-of-way and any surrounding lots by landscaping that meets or exceeds the height of the fence within five (5) years of planting with an opacity of 100%, and is located no closer to any right-of-way than the front yard setback of the zoning district. (Amnd. 6-15-2021, 12-6-2022, 9-5-2023)~~

625.03 ~~Fence Material Regulations~~ Miscellaneous Regulations for Walls and Fences

The following ~~types of fencing materials~~miscellaneous regulations shall ~~not be permitted~~apply to walls and fences in any zoning district:

- ~~1. Walls, fences or other landscaping equipped with, or having barbed wire, spikes, sharp points, or any similar device shall be prohibited with the exception of fences installed for the purposes of security within the Commerce District that are completely screened from view as required by Section 445.05(5). No wall or fence equipped with spikes, sharp points or similar materials shall be located within the front yard, side yard setback, or rear yard setback of the principal building. Such fence shall be located inside of any required screening. Whenever there is no required screening, said fence shall be fully screened from any right-of-way and any surrounding lots by landscaping that meets or exceeds the height of the fence with an opacity of 100%.~~
- ~~2. Fencing or walls~~No wall or fence shall be designed to intentionally cause injury to a person by emitting an electric charge sufficient to cause a shock more severe than that typically found in standard livestock fencing ~~shall be prohibited.~~
3. The use of chicken wire, poultry wire, or hex netting fence consisting of a plain, galvanized or PVC coated material shall be prohibited.
 - a) Exception: Vinyl coated metal mesh (square or rectangle mesh) may be used as an attachment to the interior of fencing and shall be brown or black in color.
 - b) Exception: Nothing in this Resolution shall be construed to prevent the use of such material for gardening purposes ~~on any residential lot provided it is located in the side~~

or rear yard accessory to any dwelling unit provided it is not located within the rear yard setback for the principal building.

4. Chain-Chain-link fences shall not be permitted except for the following instances in accordance with the following regulations:
- a) Chain-Chain-link fences may be used in any zoning district when accessory to outdoor athletic facilities such as including but not limited to, tennis courts, basketball courts, baseball or softball diamonds, or swimming pools.
 - b) In any non-residential zoning district When accessory to any non-residential use, chain-link fence may be used for security purposes subject to the following ing regulations:
 - (i) The chain-link fence shall be coated with paint or other materials so that it is black or brown in color.
 - (ii) The chain-chain-link fence shall not be located in the required front yard setback for the principal building. Whenever there is no principal building, a fence of this type shall be located no closer to the right-of-way of a road than the front yard setback provided for in the regulations for zoning district.
 - (iii) The chain-chain-link fence shall be located inside of the any required screening, if any. Whenever there is no required screening, said chain-link fence shall be fully screened from any right-of-way and any surrounding lots by landscaping that meets or exceeds the height of the fence within five (5) years of planting with an opacity of 100%.
 - c) In the Rural Residential District and Low Density Residential District, chain-chain-link fence may be used as a fence material provided such fencing fence is located in the side or rear yard only not located within the front yard setback for the principal building. (Amnd. 10-20-2020, 6-15-2021, 12-6-2022, 9-5-2023)

645.01 Uses, Structures, and Buildings Accessory to Uses other than Single-family Dwellings and Two-family Dwellings

Except as otherwise provided by this Resolution, uses, structures, and buildings accessory to uses other than single-family dwellings and two-family dwellings shall be subject to the following regulations:

1. Accessory buildings, ~~detached open-roofed structures~~, detached decks, ~~and or~~ other accessory structures requiring a building permit shall not be located in ~~any the~~ front, side, or rear yard setback ~~for the principal building. This regulation shall not apply to fences that are otherwise in compliance with the provisions of this Resolution, including Chapter 625.~~
2. Accessory buildings shall be located no closer than ten (10) feet to the principal building and no closer than five (5) feet to any other accessory building. This regulation shall not apply to unenclosed accessory buildings used for lounging, dining, recreation, or similar activities. (Amnd. 12-17-2018, 10-20-2020, 6-15-2021, 12-6-2022)

645.02 Uses, Structures, and Buildings Accessory to Single-family Dwellings and Two-family Dwellings

Except as otherwise provided by this Resolution, uses, structures, and buildings accessory to single-family dwellings and two-family dwellings shall be subject to the following regulations:

1. Accessory buildings, ~~detached unenclosed roofed structures~~, detached decks, ~~and or~~ other accessory structures requiring a building permit shall not be located within any front yard.
 - a) Exception: On any lot in the Agricultural District or Rural Residential District which has a lot area of two (2) acres or more, accessory buildings, ~~detached unenclosed roofed structures~~, ~~and or other~~ accessory structures requiring a building permit may be located in a front yard, but shall be subject to the applicable front yard setback.
2. Accessory buildings, ~~detached unenclosed roofed structures~~, detached decks, ~~and or~~ other accessory structures requiring a building permit shall not be located closer to any side or rear lot line than provided for in Table 645.02.
 - a) Exception: Whenever an accessory building or structure is located based on the provisions of Subsection (1)(a) of this Section, the side yard setback for the principal building shall apply if greater than the setback from a side lot line provided for in Table 645.02.
3. Accessory buildings shall be located no closer than ten (10) feet to the principal building and no closer than five (5) feet to any other accessory building. This regulation shall not apply to unenclosed accessory buildings used for lounging, dining, recreation, or similar activities when located in a rear yard or when located in accordance with Subsection (1)(a) of this Section.
4. The ~~maximum floor area size~~, maximum height, and setbacks from lot lines for accessory buildings ~~and detached unenclosed roofed structures~~ shall be as provided for in Table 645.02.
(Amnd. 12-17-2018, 10-20-2020, 6-15-2021, 9-5-2023)

Table 645.02 Accessory to Single-family Dwellings and Two-family Dwellings

Lot Area	Total Maximum Permitted Floor Area<u>Size</u> of Accessory Building(s)	Maximum Height	Setback from Side Lot Line	Setback from Rear Lot Line
Less than .50 acre	484 <u>720</u> square feet	15 feet	10 feet	10 feet
Equal to or greater than .50 acre but less than one (1) acre	720 <u>1200</u> square feet	15 feet	10 feet	10 feet
Equal to or greater than one (1) acre but less than two (2) acres	1200 <u>2000</u> square feet	20 feet or the height of the principal structure, whichever is less.	10 feet	15 feet
Equal to or greater than two (2) acres but less than three (3) acres	2000 <u>2500</u> square feet	20 feet or the height of the principal structure, whichever is less.	Per the zoning district regs.	Per the zoning district regs.
Equal to or greater than three (3) acres but less than four (4) acres	2560 <u>3000</u> square feet	Per the zoning district regs. or the height of the principal structure, whichever is less.	Per the zoning district regs.	Per the zoning district regs.
Equal to or greater than four (4) acres but less than five (5) acres	3000 <u>4000</u> square feet	Per the zoning district regs.	Per the zoning district regs.	Per the zoning district regs.

Five (5) or more acres	4000-5000 square feet	Per the zoning district regs.	Per the zoning district regs.	Per the zoning district regs.
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645.04 Special Regulations for Patios as Accessory Structures

Except as otherwise provided by this Resolution, patios accessory to single-family dwellings and two-family dwellings, or other uses shall be subject to the following regulations:

1. When accessory to a single-family dwelling or two-family dwelling, patios shall not be located within ~~any the~~ front yard setback for the principal building. When accessory to any use other than a single-family dwelling or two-family dwelling, a patio may be located within a front yard setback but shall not be located within ~~any the~~ side or rear yard setback for the principal building.
2. On any lot developed with a single-family dwelling or two-family dwelling, patios shall be located no closer to any side lot line than the side yard setback ~~of the zoning district~~ for the principal building or ten (10) feet, whichever is less.
 - a) Exception: On any lot less than 10,000sf in area and with a width of fifty-five (55) feet or less, the above setback from a side lot line shall not apply and there shall be no required setback from a side lot line for a patio.
3. On any lot developed with a single-family or two-family dwelling, patios shall not be located closer to any rear lot line than the rear yard setback for the principal building or ten (10) feet, whichever is less. (Adopted 6-15-2021, Amnd. 12-6-2022)

645.05 Accessory Dwelling Units

Where specified within residential zoning districts, accessory dwelling units may be permitted as a conditional use accessory to a principal single or two-family dwelling provided that the following standards are met:

1. The property owner shall live on-site, and the accessory dwelling unit shall be subservient to the principal dwelling use on the lot.
2. The maximum floor area of the proposed accessory dwelling unit shall be 900 square feet.
3. In addition to the requirements provided for by Chapter 240, any application for a conditional use permit for an accessory dwelling unit shall include architectural elevations and a floor plan. The Board of Zoning Appeals shall review ~~w-and-approve~~ such plans in accordance with the standards provided for in Section 240.04
4. The applicant shall provide evidence that the lot is either served by central water and sewers or that the area of the proposed lot is adequate for on-site water and sewer systems that serve both the principal dwelling and the provided accessory dwelling unit.
5. Off-street parking shall be provided for both the principal dwelling and the proposed accessory dwelling unit.
6. If the accessory dwelling unit is proposed to be above or within an ~~approved~~ accessory building, the maximum height of the accessory building shall conform to the maximum height for accessory buildings provided for in Table 645.02. All structures shall meet the standards of the applicable building regulations. (Amnd. 10-20-2020, 6-15-2021, 12-6-2022, 9-5-2023)

Chapter 665 – Adult Entertainment Facilities

665.001 Adult Entertainment Facilities Generally

Whereas, the establishment of adult entertainment facilities has a deleterious effect on existing businesses and the surrounding residential segments of neighborhoods, causing blight and downgrading of property values, and has an overall detrimental effect on the health and welfare of the Township; and whereas, such ~~businesses~~ facilities characteristically utilize excessive illumination to identify their locations at night, thereby distracting passing motorists; and whereas, such facilities characteristically operate during the late hours of the evening and early hours of the morning, thereby creating excessive noise levels adversely affecting contiguous and surrounding properties and persons utilizing such properties; and Whereas, such businesses have a general overall adverse effect on the health and welfare of the patrons of such facilities, of visitors to the Township, of the citizens of the Township, and upon the surrounding neighborhoods, thereby necessitating the regulation of the location of such facilities within the Township; ~~– The following standards shall govern adult entertainment facilities~~ Therefore, in addition to the other applicable regulations provided for by this Resolution or by law, the regulations contained in this Chapter shall govern adult entertainment facilities. (Amnd. 10-20-2020)

665.01 Adult Entertainment Facility Defined

An adult entertainment facility is defined as a facility having a significant portion of its function as adult entertainment which includes the following listed categories:

1. **Adult Bookstore** – An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting or relating to "specified sexual activities" or "specified anatomical areas" as herein defined or an establishment with a segment or section devoted to the sale or display of such material.
2. **Adult Mini Motion Picture Theater** – A facility with a capacity for less than fifty (50) persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
3. **Adult Motion Picture Theater** – A facility with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
4. **Adult Entertainment Business** – Any establishment involved in the sale or services or products characterized by the exposure or presentation of "specified anatomical areas" or physical contact of live males or females, and which is characterized by salacious conduct appealing to prurient interest for the observation or participation in by patrons. Services or products included within the scope of adult entertainment business are photography, dancing, reading, massage, and similar functions which utilize activities as specified above.

End of Zoning Amendment text



Staff Report – McArthur Township Zoning Amendment

Jurisdiction:	McArthur Township Zoning Commission c/o Wes Dodds, Zoning Inspector 4785 Co Rd 91 Bellefontaine, OH 43311 dodds.w@gmail.com
Applicant:	Columbus Avenues, LTD. & Duff Quarry, Inc. c/o Jeremy Sloan P.O. Box 305 Huntsville, OH 43324 jeremysloan@ohioreadymix.com
Request:	The Zoning Commission received an application to rezone 74.375 +/- acres. The proposal would rezone the acreage from Low Density Residential District (R-1) and Service Business District (B-1) to Heavy Manufacturing District (M-2). Note: the application has an error stating that the existing zoning contains some Rural District (U-1). Parcel(s) involved: • 23-048-00-00-038-000 • 23-048-00-00-038-001 • 23-048-00-00-036-000 Acreage proposed rezoned: • 74.375 +/- acres Existing Use: • 101 Cash-Grain or General Farm Proposed use: • Building material manufacturing and distribution
Location:	The parcels are located on the southeast corner of State Route 274 and U.S. Route 33 and is adjacent to the Village of Huntsville to the east.
Staff Analysis:	This staff report considers the McArthur Township Zoning Resolution (ZR), and the Logan County Comprehensive Plan (County Plan). Area Zoning Township Zoning The lots under review are currently zoned as R-1 and B-1. Adjacent and nearby lots to the south and east appear to be



Staff Report – McArthur Township Zoning Amendment

R-1 and B-1. Across S.R. 274 and U.S. 33 appears to be zoned as U-1.

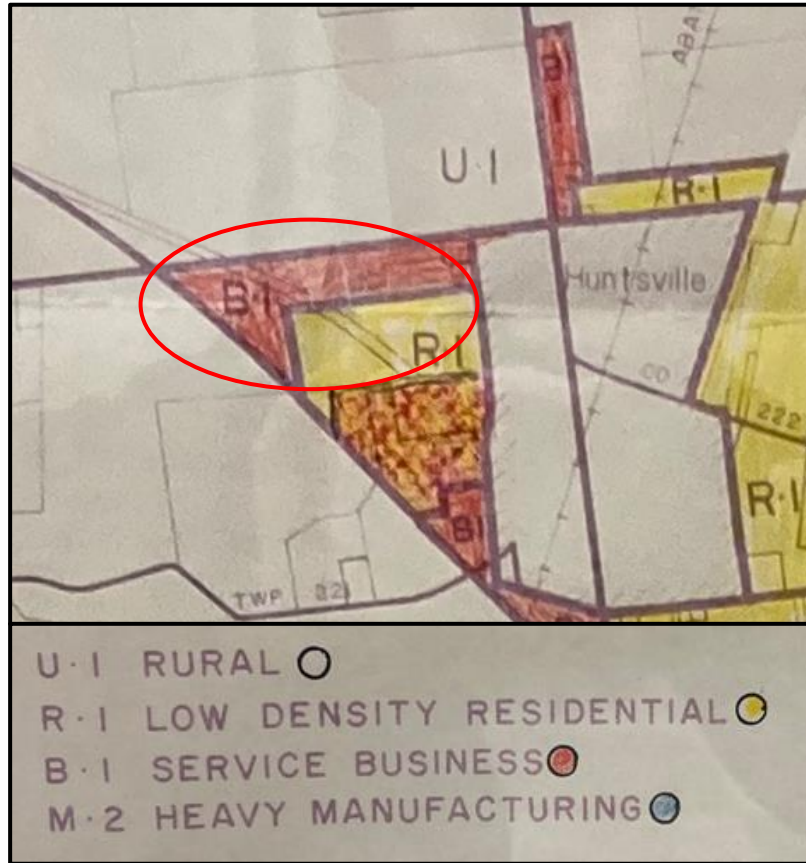


Figure 1: McArthur Twp Zoning Map

The purpose of the R-1 District is to “provide land for single family dwelling units not to exceed four dwelling units per acre with a central sewerage system. This district shall also include land that is subdivided which requires a major plat under the County's Subdivision Regulations” (ZR Section 811) .

The purpose of the B-1 District is to “provide land for sales, service and repair establishments which require highway orientation or large tracts of land not normally available in central and local business districts; do not contribute to the design of a unified business center; depend on drive-in business; and require a location along or near major thoroughfares and intersections” (ZR Section 814).

The purpose of the M-2 District is to “provide for the development of major manufacturing, processing,



Staff Report – McArthur Township Zoning Amendment

warehousing, and major research and testing operations. These activities may require extensive community facilities, and reasonable access to arterial thoroughfares; they may have extensive open storage and service areas and generate some heavy traffic” (ZR Section 815).

Village Zoning

In the Village of Huntsville to the east, adjacent and nearby lots appear to be zoned Local Business District (B-2), Low Density Residential District (R-1), and Medium Density Residential District (R-2). Note: There appears to be a discrepancy between the Village Zoning Map and the Logan County Auditor/Maproom for the western corporation limit.

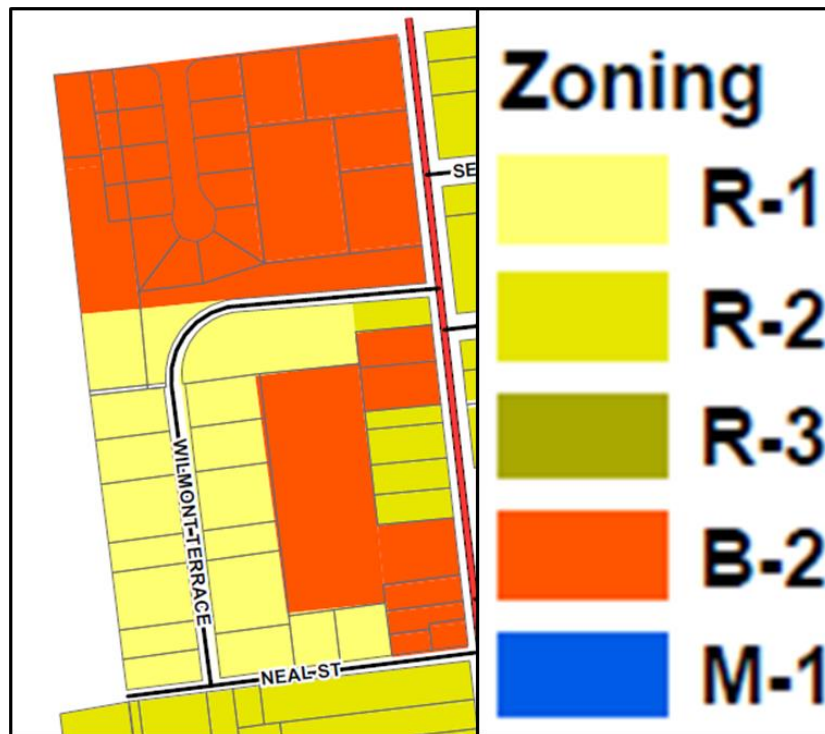


Figure 2: Vlg of Huntsville Zoning Map

The purpose of the Huntsville B-2 District is to “provide land for retail and service establishments offering convenience-type goods and services. Light Manufacturing is a conditional use” (Huntsville Zoning Ordinance, pp. 33).

The purpose of the Huntsville R-1 District is to “permit the establishment of low density single-family dwellings not to exceed four (4) dwelling units per gross acre if central sewerage is available” (Huntsville Zoning Ordinance, pp.33).



Staff Report – McArthur Township Zoning Amendment

The purpose of the Huntsville R-2 District is to “permit the establishment of medium density single family dwellings not to exceed eight (8) dwelling units per gross acre if a central sewerage system is available. Also, this classification more closely resembles the existing development pattern within the older developed sections of the village. This district is also designed to permit multi-family dwellings as a conditional use and the conversion of large older houses as a conditional use in the older established neighborhoods” (Huntsville Zoning Ordinance, pp.32).

Area Uses

The lots appear to be currently used for agricultural purposes, except for a small portion at the intersection of S.R. 274 and U.S. 33 where there appears to be a business that sells small buildings. The application does not include information about the future of this business if this property is rezoned. Staff questions whether the existing use would be an allowable use in the M-2 District, or if it would become a non-conforming use.

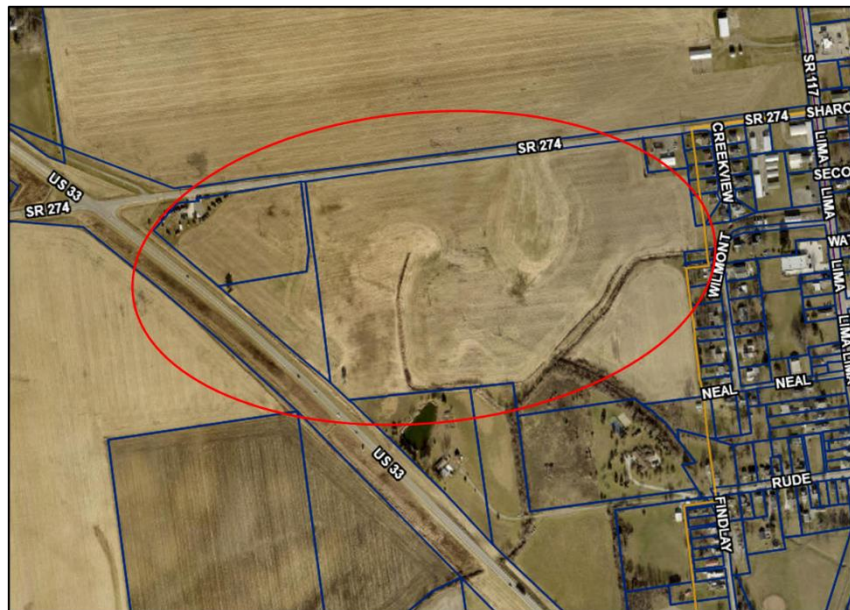


Figure 3: 2022 Aerial Imagery

To the west and north appears to be agricultural uses. To the east, is a small lot possibly containing a barber and beauty supply business and a landscaping business. Also adjacent to the east, appears to be single family dwellings. To the south appears to be two large lots with single family dwellings.



Staff Report – McArthur Township Zoning Amendment

Logan County Comprehensive Plan

The Logan County Plan is a guide for decision-makers considering land use changes, and Chapter 5 provides recommendations (County Plan, pp. 63).

Under 5.3 Economic Development, the County Plan has a goal of:

- “Continue to attract manufacturing operations, while planning for the environment and the future of Logan County” with one objective being:
 1. “Encourage growth in already developed areas that can support the necessary infrastructure of manufacturing operations such as the U.S. 33 Honda Corridor and Indian Lake Industrial Park” (County Plan, pp. 65).

Under 5.4 Zoning & Land Use, a goal of:

- “Encourage well-managed growth that preserves the rural character of Logan County” with some objectives being:
 2. “Direct development in areas, which can be served by sanitary sewer, water, and roadways”.
 5. “Target growth and development in incorporated areas with urban services (Villages/Cities) to contain sprawl. Infill development in appropriate incorporated areas and villages” (County Plan, pp. 66).

Staff Analysis

The applicant has not given much detail about the proposed use of “Building material manufacturing and distribution”, but it is clear that the applicant desires a zoning district change to the M-2 District. It is not uncommon for building suppliers to have large open storage areas, and manufacturing/fabrication areas both indoors and outdoors. Once a lot is rezoned, all permitted and conditionally permitted uses (if approved by BZA) listed in the new zoning district are then considered acceptable uses on that lot.

McArthur Township presently appears to have M-2 District areas in two locations, in the northeast area of the Township near the quarry at Northwood, and in the south of the Township at the intersection of C.R. 130 and C.R. 57, which Staff believes is a former lumber yard and is next to Super Foods in Harrison Township.



Staff Report – McArthur Township Zoning Amendment

The Village of Huntsville does not have a heavy manufacturing district, but does have a light manufacturing district that allows light manufacturing and supply yards as a conditional use. Light manufacturing is also a conditional use in the Village's local business district.

While the location at a major intersection would likely be desirable for the proposed facility, Staff questions the proximity to residential uses. There is not a zoning district(s) or uses of increasing intensity to buffer these residential uses from the variety of heavy manufacturing uses that could locate on these lots if the rezoning is approved.



Figure 4: Leftover Lots or Portions of Lots

This rezoning would also leave several isolated islands of the remaining zoning districts. At the northeast corner of the proposed rezoning there is a 1 acre lot of B-1 containing appearing to contain a couple small businesses, as well as a strip of B-1 zoned land that makes up the rear portions of the residential lots along Creekview Ct in the Village. There also appears to be about 0.22 ac +/- of R-1 zoned land that appears to go with 6797 Wilmont Terrace in the Village. Additionally, a portion of the 5.841 ac +/- lot at 6601 Rude St, zoned R-1, would also remain.

The Logan County Comprehensive Plan encourages development in areas that have existing utilities and services. Staff believes that the Logan County Sewer District provides sewer service nearby, but that there is no central water supply.

Staff Recommendations:

Staff recommends ***DENIAL*** of the proposed zoning amendment. This recommendation is based on the following:

- Applicant's lots are adjacent to residential lots, and Staff recommends that the Township consider if all M-



Staff Report – McArthur Township Zoning Amendment

	2 uses are appropriate without less intense zoning districts, uses, or land to buffer them. • Staff recommends the Township consider the 3 remaining isolated islands of the existing zoning districts if the Township chooses to approve the rezoning application. • The Logan County Comprehensive Plan recommends that commercial and industrial development locate where infrastructure, services, and utilities are available. While just a guide, Staff recommends that the Township consider if this location makes sense in the context of the availability of those items. From Staff’s perspective, there are several clean-up items that could be addressed by the Township and Village. This includes the zoning districts on the application—specifically U-1 should be R-1/B-1 to M-2—and the discrepancy of the corporation limits and zoning district boundaries on the zoning maps.
Z&S Committee Recommendations:	<i>Options for action:</i> • <i>Approval</i> • <i>Approval with Modifications (state modifications)</i> • <i>Denial</i>



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 12/27/2024 Township: McArthur, Logan County
Amendment Title: Columbus Avenues LTD Rezoning

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the 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	☒	☒
Date of Request (stated in cover letter)	☒	☒
Description of Zoning Parcel Amendment Change(s)	☒	☒
Date of Public Hearing (stated in cover letter)	☒	☒
Township point of contact and contact information for zoning amendment (stated in cover letter)	☒	☒
Parcel Number(s)	☒	☒
Copy of Completed Zoning Amendment Application	☒	☒
Applicant's Name and contact information	☒	☒
Current Zoning	☒	☒
Proposed Zoning	☒	☒
Current Land Use	☒	☒
Proposed Land Use	☒	☒
Acreage	☒	☒
Copy of Zoning Text associated with proposed district(s)	☒	☒
Contiguous and adjoining Parcel Information, including Zoning District(s)	☒	☒
Any other supporting documentation submitted by applicant	☒	☒
Non-LUC Member Fee, If applicable	☐ N/A	☐

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

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

10820 St. Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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

McArthur Township
c/o Wes Dodds, Zoning Inspector
4758 County Road 91
Bellefontaine, Ohio 43311

December 27, 2024

Brad Bodenmiller
Director
Logan-Union-Champaign Regional Planning Commission
PO Box 219
East Liberty, Ohio 43311

Dear Mr. Bodenmiller,

McArthur Township received an application for a parcel rezoning on Friday, December 20th, 2024. The request is to rezone two parcels (Parcel Numbers 23-048-00-00-038-000, 23-048-00-00-038-001 & 23-048-00-00-036-000) to M-2 Heavy Manufacturing. The applicant wishes to rezone the property for potential development of a building material manufacturing and distribution business.

Applicant: Columbus Avenues, LTD. & Duff Quarry, Inc. c/o Jeremy Sloan 216-870-7180,
jeremysloan@ohioreadymix.com

Property to be

Rezoned: Three parcels along the south side of SR 274 and East side of US 33 between the intersection of SR 274/US33 and the Village of Huntsville Corp. line

Parcel #'s: 23-048-00-00-038-000 – 13.012 Acres, Currently Zoned B-1, Current Use Agricultural
23-048-00-00-038-001 – 3.868 Acres, Currently Zoned B-1, Current Use Agricultural
23-048-00-00-036-000 – 57.495 Acres, Currently Zoned R-1, Current Use Agricultural
TOTAL ACREAGE: 74.375 Acres

Current Use: Agricultural

Proposed Use: Building material manufacturing & distribution

The McArthur Township Zoning Commission will meet on Tuesday, January 21st at 6:30 PM to hear the request. Please contact Zoning Inspector Wes Dodds at 937-844-9022 or dodds.w@gmail.com with any questions or concerns regarding this application.

Enclosed is a copy of the completed application and a list of all adjoining properties, including owner information and zoning classification.

If you have any additional questions or concerns, please do not hesitate to contact me.

Sincerely,



Wes Dodds
Zoning Inspector

Application for Zoning Amendment**McArthur Township****Logan County, Ohio****Application Number** 2024-01**Information**

The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below:

Property Owner Information

Name of Applicant:	Columbus Avenues, LTD and Duff Quarry, Inc.
Mailing Address:	PO Box 305
Telephone Number (s)	937-686-0216

Location Description

Section:		Range:	
Township:	McArthur Twp	Lot Number:	
Virginia Military Survey Number			

Note: If not in a platted subdivision or community, attach a legal description and a map showing area requested for rezoning.

Property Information

Existing Use:	101- Cash-GRain or General Farm
Proposed Use:	Building material manufacturing and distribution
Current Zoning:	A-1 U-1 + B-1
Proposed Zoning:	M-2

Supporting Information, attach the following information to the application.

1. A vicinity map showing property lines, streets (roads) and existing and proposed zoning.
2. A list of all property owners within, contiguous to and directly across the street/road from the proposed rezoning area if ten or fewer parcels are proposed for rezoning.

12-4-2024**Date**Jeremy Sloan**Applicant's Signature**

For Official Use Only

Date Filed:	12/20/2024	Date of Public Hearing:	01/21/2025
Date of Notice in newspaper:		Date of Notice to Parties in interest:	
Fee paid:	\$400.00		
Recommendation of Zoning Commission:		Approved:	Denied:
If denied, reason for denial:			

Date

Zoning Commission Chairman

Township Trustees

Date of recommendation received from Zoning Commission:			
Date of Public Hearing:			
Date of notice in newspaper:			
Action by Township Trustees:	Approved:	Denied:	
If denied, reason for denial:			

Date

Clerk, Township Trustees

DEED ON DECREE OR ORDER OF SALE

To all Persons to Whom these Presents shall Come:

Whereas, at the June Term A.D. 2007, of the Court of Common Pleas of the County of Logan and State of Ohio, in an action numbered on the Docket of said Court as Case No. CV07-06-0253 wherein United Midwest Savings Bank is Plaintiff's and Stephen S. Spofford II, et al are Defendants, an order of sale dated January 29, 2009, was adjudged and decreed to the said United Midwest Savings Bank against the said Stephen S. Spofford II, et al for the sum of One Hundred Twenty-five Thousand Nine Hundred Eighty-two and 89/100 (\$125,982.89) and costs of suit:

And Whereas, pursuant to said judgment, an order of sale was afterwards, on the _____ day of March 19, 2009, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, Andrew J. Smith, the Sheriff aforesaid, having caused said premises to be appraised, and a copy of the appraisal to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in the Bellefontaine Examiner, a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on the 20th day of May, 2009, "Inside the Door of the county Office Complex" in said County at 10:00 o'clock A.M. of said day, I, the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named grantee, for the sum of One Hundred Forty-one Thousand and No/100 (\$141,000.00) Dollars, the bid of said grantee being the highest and best offered, and said sum being not less than two-thirds the appraised value thereof;

And Whereas, at the June Term of said Court 2009, the said proceedings by the said Sheriff had in the premises, were submitted to said Court and by it in all respects confirmed, and the said Sheriff was ordered and directed to make a Deed of said Real estate to the said hereinafter named grantee;

Now Know Ye, That I, Andrew J. Smith, Sheriff of Logan County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of One Hundred Forty-one Thousand and No/100 (\$141,000.00) Dollars, which I acknowledge to have received from the grantee, do hereby Grant, Sell and Convey unto said grantee, Duff Quarry, Inc., its successors and assigns forever, the following described real estate, situated in Logan County and State of Ohio, to wit:

Situated in the Township of McArthur, County of Logan, State of Ohio, being in Virginia Military Survey 9903/9928 and bounded and described as follows: Beginning at a iron in the center of State Route 274, known as the Jackson Center Pike, and being at the northwest corner of Wilbur J. Wren's 79.41 acre tract and also being Station 252 + 48.25 of said Jackson

STATE OF OHIO
LINDA HANSON
LOGAN COUNTY RECORDER 3P
D 2009004695 OR 957/974
PAM Date 06/30/2009 Time 15:42:16
Recording Fees: 6 29-09 36.00

shuift

xmk

Center Pike survey as shown in Logan County Engineer's Book 574, Page 40; thence with the west side of said Wilbur J. Wren's 79.41 acre tract S. 6 deg. 58' E. 1214.70 feet to a chisel cross on the concrete pavement of U.S. 33 (new location); thence S. 82 deg. 46' W. 69.80 feet to an iron in the center of the right of way of U.S. 33 (new location); thence with the centerline of the right of way of said U.S. 33 (new location) the following two courses and distances: N. 47 deg. 30' W. 891.20 feet to an iron; N. 51 deg. 52' W. 755.20 feet to a PK nail in the center of State Route 274; thence with the centerline of said State Route 274 N. 82 deg. 56' E. 1182.10 feet to the place of beginning, the last described line passing the center of the concrete pavement of U.S. 33 (new location) at 50.75 feet and also passing midway between two concrete right of way posts at 1133.85 feet.

The above described tract containing 16.88 acres, but subject to all legal highways.

EXCEPTING, however, from the above described real estate the following: Lying in Virginia Military Survey 9903-9928, McArthur Township, Logan County, Ohio. Being out of that 15.53 acres (deed) 10.577 acres (actual) in the name of Elsie Powers (Volume 378, page 548) and more particularly described as follows: Beginning at an iron rod set on the northeast corner of grantor's said 15.52 acres, and being on the centerline of State Route 274; THENCE, with said east line, S. 7 deg. 13' 10" E, a distance of 1088.31 feet to an iron rod set on the northeast limited access right of way line of U.S. Route 33. (96 feet $\pm$ left of Station 533 + 38 of the survey for said highway); THENCE, with the said right of way line, N. 49 deg. 22' 10" W, a distance of 238.00 feet to an iron rod set 95 feet left of Station 531 + 00; THENCE, continuing with said right of way line, N. 49 deg. 28' 10" W, a distance of 538.02 feet to an iron rod; THENCE, N. 80 deg. 13' E. a distance of 473.98 feet to a post at the west side of an existing lane; THENCE, with the said west line of the existing lane, the following 2 bearings and distances:

N. 5 deg. 18' 10" E, 115.10 feet to a post.

N. 7 deg. 13' 10" W, 380.00 feet to a PK nail set on the centerline of State Route 274.

THENCE, with said centerline, N. 82 deg. 41' E, a distance of 23.00 feet to the point of beginning. Containing 3.868 acres.

Subject to any and all valid and enforceable conditions, restrictions, easements, rights of way and highways of record.

NOTE: The premises described above includes that portion of the former right of way of the Cincinnati and Lake Erie Railroad Company, commonly known as the Traction Company, as more particularly described at Volume 180, Page 341 and Volume 105, Page 285 of the Deed Records of Logan County, Ohio, and to which the warranties herein contained by the grantor shall not apply. Containing after said exception, 13.012 acres, more or less.

Being all of

Parcel # 23-048-00-00-038-000.

DESCRIPTION CHECKED
LOGAN CO. ENGINEER

6-30-09
#Y

TRANSFERRED ☒	6-30-09
ORC 319.54 FEE P.O.	146.00
ORC 322.02 FEE P.O.	146.00
EXEMPT	
AUDITOR OF LOGAN COUNTY	
Michael E. Goad	

D 2009004695

OR 957/975

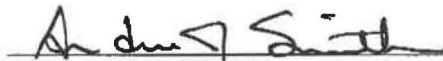
Subject to any and all valid and enforceable conditions, restrictions, easements,
right-of-ways and highways of record.

Last Transfer: Volume 206

Page 11

To have and to hold the same with all the appurtenances thereto belonging, to said grantee and
their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand officially, this 29th day of
June, 2009.


ANDREW J. SMITH
Sheriff of Logan County, Ohio

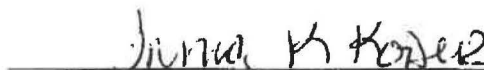
STATE OF OHIO

SS:

COUNTY OF LOGAN,

Before me, the undersigned, a Notary Public within and for said County, personally appeared the
above named Andrew J. Smith, Sheriff of said Logan County, Ohio, the grantor in the above deed of
conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses
and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of
June, 2009.


Notary Public

THANA K. KOPAS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JAN 6, 2012



This instrument was prepared by:
HOWARD A. TRAUH II
Attorney at Law
1111 Rush Avenue, P.O. Box 68
Bellefontaine, OH 43311

D 2009004695

OR 957/976

Cathy J. Diener aka Cathy Diener
LSR # 200505228
Loan # 0627538021

STATE OF OHIO
LINDA HANSON
LOGAN COUNTY RECORDER 4P
D 2005010650 OR 805/818
PAM Date 12/12/2005 Time 15:46:14
Recording Fees: 44.00

Duff 12-9-05 *LMX*

DEED ON DECREE OR ORDER OF SALE

To all Persons to Whom these Presents shall Come;

Whereas, at the May Term 2005, of the Court of Common Pleas of the County of Logan and State of Ohio, in an action numbered on the Docket of said Court as Case No. CV 05 05 0239, wherein ABN AMRO Mortgage Group, Inc. Plaintiff, and Cathy J. Diener aka Cathy Diener, David W. Diener, Sr. aka David Diener, Logan County Treasurer and ABN AMRO Mortgage Group, Inc. Defendants, an order of sale dated August 9, 2005 was adjudged and decreed to the said ABN AMRO Mortgage Group, Inc. against the said Cathy J. Diener aka Cathy Diener, et al. for the sum of \$115,250.66, and costs of suit:

And Whereas, pursuant to said judgment, an order of sale was afterwards, on the 23rd day of August, 2005, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, Michael E. Henry, the Sheriff aforesaid, having caused said premises to be appraised, and a copy of the appraisal to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in the Bellefontaine Examiner a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on November 2, 2005, on the premises of the courthouse in said County at 10:00 a.m. of said day, I the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named grantee, for the sum of \$108,001.00, the bid of said grantee being the highest and best bid offered, and said sum being more than two-thirds the appraised value thereof;

And Whereas, at the September Term of said Court, 2005, the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed, and the said Sheriff was ordered and directed to make a Deed of said Real Estate to the said hereinafter named grantee;

Now Know Ye, That I, Michael E. Henry, Sheriff of Logan County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of \$108,001.00, which I acknowledge to have received from the grantee, do hereby Grant, Sell and Convey unto said grantee, Duff Quarry Inc., whose address is 9042 State Route 117, Huntsville, OH 43324, its heirs and assigns forever, the following described real estate, situated in the County of Logan and State of Ohio, to-wit:

Legal Description:
SEE ATTACHED LEGAL DESCRIPTION

Prior Deed Reference: Vol. 208 Page 916
Parcel Number: 23-048-00-00-038-001
Property Address: 5357 State Route 274, Huntsville, OH 43324



D 2005010650

OR 805/820

Lying in V.M.S. 9903-9928, McArthur Township, Logan County, Ohio.
Being out of that 15.53 acres (Deed) 10.577 acres (Actual) in the name of Elsie Powers
(Volume 378, Page 548) and more particularly described as follows:

Beginning at an iron rod set on the northeast corner of grantor's said 15.52 acres, and being on the centerline of State Route 274; thence, with said east line, S. 7 deg. 13' 10" E, a distance of 1088.31 feet to an iron rod set on the northeast limited access right-of-way line of U.S. Route 33; (96 feet more or less left of Station 533+38 of the survey for said highway); thence, with the said right-of-way line, N. 49 deg. 22' 10" W, a distance of 238.00 feet to an iron rod set 95 feet left of Station 531+00; thence, continuing with said right-of-way line, N. 49 deg. 28' 10" W, a distance of 538.02 feet to an iron rod; thence, N. 80 deg. 13' E, a distance of 473.98 feet to a post at the west side of an existing lane; thence, with the said west line of the existing lane, the following 2 bearings and distances:

N. 5 deg. 18' 10" E, 115.10 feet to a post;

N. 7 deg. 13' 10" W, 380.00 feet to a "PK" nail set on the centerline of State Route 274; thence, with said centerline, N. 82 deg. 41' E, a distance of 23.00 feet to the point of beginning.

Containing 3.868 acres

Parcel # 23-048-00-00-038.001

DESCRIPTION CHECKED
LOGAN CO. ENGINEER

12-12-05

12-12-05
108.00
108.00
to

To have and to hold the same with all the appurtenances thereto belonging, to said grantee and its heirs and assigns forever:

IN WITNESS WHEREOF, I have hereunto set my hand officially,

This 9th day of December, 2005

Signed and Acknowledged in Presence of

Brenda Richardson
Lorraine A. Dorsey

Michael E. Henry
Sheriff of Logan County, Ohio.

The State of Ohio, Logan County.

Before me, the undersigned, Lorraine A. Dorsey, Notary Public within and for said County, personally appeared the above named Michael E. Henry Sheriff of said Logan County, Ohio, the grantor in the above deed of conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

this 9th day of December, 2005

Lorraine A. Dorsey
Lorraine A. Dorsey, Notary Public

LORAINA A. DORSEY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Jan. 18, 2010



This Instrument Prepared By:
Lerner, Sampson & Rothfuss
120 East Fourth Street, 8th Floor
Cincinnati, OH 45202-4007

Transferred 2-23-16
Fee (ORC 319.202) _____
Conveyance _____
Exempt ✓
Deputy MB
Michael E. Yoder, Auditor
Logan County, Ohio

OR Volume 1209 Page 605 - 609
Filed in LOGAN COUNTY OH
PATRICIA MYERS, COUNTY RECORDER
02-23-2016 At 02:46 pm. Fee: 52.00
201600000873 DEED



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **SANDRA R. DUFF, unmarried**, Grantor, for valuable consideration paid, grants to **COLUMBUS AVENUES, LTD., an Ohio limited liability company**, Grantee, whose tax mailing address is P. O. Box 151, Huntsville, Ohio 43324-0151, the following real property (the "Premises"):

TRACT I:

Situated in City of Bellefontaine, County Logan and State of Ohio.

Situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine and further described as follows:

Parcel 1: Being Lot Number Twenty five hundred forty nine (2549) in Belleville Addition to said City as the same is known and designated on the recorded plat thereof.
Parcel Number 17-106-08-04-004-000

Parcel 2: Being Lot Number Twenty five hundred fifty (2550) and Twenty five hundred fifty one (2551) in Belleville Addition to the City of Bellefontaine as the same is known and designated on the recorded plat of said city.
Parcel Number 17-106-08-04-005-000

Parcel 3: Being Lot Number Twenty Five hundred sixty nine (2569) in Belleville Addition to the City of Bellefontaine as the same is known and designated on the recorded plat of said city.
Parcel Number 17-106-08-04-007-000

ALSO: Being a ten (10) foot private alley situated between Lots Numbered 2569 and 2568 as shown on the recorded plat of said city.

All of the lots are subject to all valid and enforceable conditions, rights of ways, highways, easements, conditions and restrictions of record.
Property Address: 1125 S. Main Street Bellefontaine, Ohio

Prior Instrument Reference: Volume 532 Page 974 of Deed Records of Logan County, Ohio.

Prior Instrument References: Book 1091, Page 460 and Book 1182, Page 52 of the Official Records of Logan County, Ohio.

TRACT II:

The following real estate situated in the County of Logan in the State of Ohio and in the Township of McArthur and bounded and described as follows:

Lying in Virginia Military Survey 9903-9928, McArthur Township, Logan County, Ohio.

Being out of the Sandra R. Duff 66.595 acre tract as deeded and described in Official Record 1182, Page 52, Parcel 7 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a MAG nail set on the east line of Virginia Military Survey 9903-9928 on the intersection of the center-line of Ohio Route 117 and the north right-of-way of Wilmont Terrace extended.

THENCE, with the north right-of-way extended and the north right-of-way of Wilmont Terrace (30 feet wide), the following two courses:

S 85°-03'-24" W, a distance of 437.27 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.03 feet.

With a curve to the left, having a central angle of 75°-43'-09", a radius of 185.58 feet, an arc length of 245.25 feet, a chord bearing S 42°-18'-45" W, a distance of 227.79 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Joseph R. Hurley 0.078 acre tract (O.R. 1024, Pg. 857, Tract I), S 82°-49'-26" W, a distance of 172.78 feet to a 5/8 inch iron rod found.

THENCE, with the west lines of the said 0.078 acre tract, the Joseph R. Hurley Lot 113 and part of Lot 111 (O.R. 1024, Pg. 857, Tract II), the Nick Richardson part of Lot 111 and all of Lot 109 (O.R. 986, Pg. 572), Lots 107, 105, 103, 101, 99, 97, and 95 of Wrens Allotment (Plat Cabinet A, Slide 277) and Neal Avenue (30 feet wide) and a west line of the Huntsville Corporation Line, S 07°-12'-18" E, a distance of 699.73 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found on the

northwest corner of Wrens Allotment at 20.00 feet.

THENCE, with the lines of the Rodney H. Bickham 0.33 acre tract (O.R. 1021, Pg. 15, Tract I), the following two courses:

S 79°-36'-04" W, a distance of 155.33 feet to a 5/8 inch iron rod found.

S 07°-51'-27" E, a distance of 78.00 feet to a 5/8 inch iron rod set.

THENCE, with the west lines of the Rodney H. Bickham 0.89 acre tract (O.R. 1021, Pg. 15, Tract III) and the Sybil I. Wallace 0.74 acre tract (O.R. 1166, Pg. 744, Parcel 1), S 07°-21'-27" E, a distance of 125.60 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod found at 117.70 feet.

THENCE, with the lines of the Steven R. Fansier 9.331 acre tract (O.R. 867, Pg. 429), the following two courses:

With a curve to the left, having a central angle of 12°-26'-03", a radius of 1459.70 feet, an arc length of 316.78 feet, a chord bearing N 46°-16'-17" W, a distance of 316.16 feet to a 5/8 inch iron rod set.

S 81°-47'-30" W, a distance of 621.92 feet to a 5/8 inch iron rod found.

THENCE, with the east line of the Dorothea M. Longbrake 11.33 acre tract (O.R. 1067, Pg. 190), N 07°-10'-59" W, a distance of 173.01 feet to a 5/8 inch iron rod found.

THENCE, with the north lines of the said 11.33 acre tract and the Dorothea M. Longbrake 5.841 acre tract (O.R. 1083, Pg. 439) and crossing into U.S. Route 33, S 84°-29'-35" W, a distance of 958.82 feet to a point, passing a 5/8 inch iron rod found at 870.18 feet.

THENCE, with the east line extended and the east line of the Duff Quarry, Inc.. 3.868 acre tract (O.R. 805, Pg. 818), N 06°-55'-17" W, a distance of 1183.53 feet to a MAG nail set on the center-line of Ohio Route 274, passing 5/8 inch iron rods found at 95.34 feet and 693.15 feet and a 5/8 inch iron rod set at 1158.53 feet.

THENCE, with the center-line of Ohio Route 274 (50 feet wide), N 82°-56'-00" E, a distance of 1785.74 feet to a railroad spike found.

THENCE, with the lines of the Ronald M. Snapp 1.00 acre tract (Vol. 367, Pg. 858), the following two courses:

S 09°-03'-12" E, a distance of 208.81 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 24.61 feet.

N 82°-55'-52" E, a distance of 208.82 feet to a 5/8 inch iron rod found.

THENCE, with the west lines of the Richard Coppel 0.087 acre tract (O.R. 1013, Pg. 497) and the Ryan Weber 0.086 acre tract (O.R. 1013, Pg. 499), S 07°-33'-23" E, a distance of 146.61 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the said 0.086 acre tract, N 82°-26'-37" E, a distance of 47.10 feet to a 5/8 inch iron rod found on the northwest corner of Lot 160 of Creekview Court Subdivision (Plat Cabinet B, Slide 106A).

THENCE, with the lines of Creekview Court Subdivision, the following three courses:

S 07°-19'-25" E, a distance of 159.80 feet to a 5/8 inch iron rod found.

N 82°-13'-49" E, a distance of 142.60 feet to a 5/8 inch iron rod found.

N 71°-29'-44" E, a distance of 142.42 feet to a 5/8 inch iron rod found.

THENCE, with the south lines of the Max D. Gehle 1.29 acre tract (O.R. 857, Pg. 364, Tract II) and the Desperados LLC 0.26 acre tract (O.R. 1150, Pg. 547, Tract V), N 82°-59'-40" E, a distance of 378.21 feet to a MAG nail set on the east line of Virginia Military Survey 9903-9928 and the center-line of Ohio Route 117, passing a 5/8 inch iron rod set at 348.21 feet.

THENCE, with the east line of Virginia Military Survey 9903-9928 and the centerline of Ohio Route 117 (60 feet wide), S 07°-24'-23" E, a distance of 85.38 feet to the point of beginning.

Containing 59.533 acres, of which 1.180 acres are within the highway rights-of-way. There are 58.220 acres within McArthur Township and 1.313 acres within the Village of Huntsville.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Ohio Route 274, being N 82°-56'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 29, 2015.

Description prepared by: William K. Bruce, Professional Surveyor 7437.

DESCRIPTION CHECKED
LOGAN CO. ENGINEER
BY JCB (SMY) 2-23-16

Prior Instrument Reference: Book 1182, Page 52 of the Official Records of Logan County, Ohio.

Parcel No. 24-048-00-00-034-000 (1.313 Ac.)

Parcel No. 23-048-00-00-036-000 (58.220 Ac.)

Prior Instrument Reference: Book 1203, Page 112 of the Official Records of Logan County, Ohio.

SUBJECT TO LEGAL HIGHWAYS AND EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

Executed on the 17 day of February, 2016

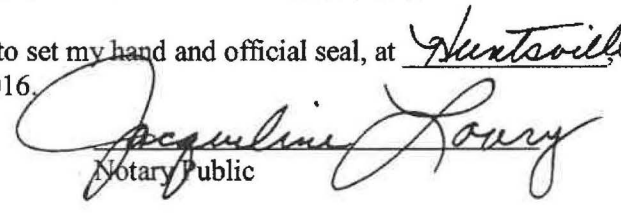

Sandra R. Duff

STATE OF OHIO
COUNTY OF Cuyahoga / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named **SANDRA R. DUFF, unmarried**, the Grantor, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Wentzville this 17 day of February, 2016.




NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
February 5, 2019

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365

g:\duff, sandy\2015 r-e transfers\qc deed from
sandra r duff to columbus avenues, ltd.doc

List of Adjoining Parcels w/ Zoning Classifications, Owner Names & Mailing Addresses

Parcel #	Current Zoning	Owner Name	Mailing Address	City	State	Zip
23-048-00-00-006-000	U-1	AJR Farms	9264 Hickory Lane	Huntsville	OH	43324
23-048-00-00-039-000	U-1	David J Duff, Trustee	8305 Blue Heron Cove	Huntsville	OH	43324
23-048-00-00-035-000	R-1	Recanvas LLC	9169 Breezy Way Drive	Belle Center	OH	43310
24-048-00-00-036-005	Village of Huntsville	Challie N Coppel, Etux	6891 Creekview Court	Huntsville	OH	43324
24-048-00-00-034-006	Village of Huntsville	Ryan Weber	6875 Creekview Court	Huntsville	OH	43324
24-048-00-00-036-007	Village of Huntsville	Douglas Dillion, Etal	6863 Creekview Court	Huntsville	OH	43324
23-048-00-00-036-009	B-1	Nicole Hurley	6797 Wilmont Terrance	Huntsville	OH	43324
24-048-11-02-021-000	Village of Huntsville	Amber King	6785 Wilmont Terrance	Huntsville	OH	43324
24-048-11-02-022-000	Village of Huntsville	Gary Slagle	10449 Sioux Court	Huntsville	OH	43324
24-048-11-02-023-000	Village of Huntsville	Charles Schultz Etal	6759 Wilmont Terrance	Huntsville	OH	43324
24-048-11-02-024-000	Village of Huntsville	Sierra Gietzen	6471 Wilmont Terrance	Huntsville	OH	43324
24-048-11-02-025-000	Village of Huntsville	Dustin Collins, Etal	6733 Wilmont Terrance	Huntsville	OH	43324
24-048-11-02-026-000	Village of Huntsville	Mary Shawver, Etal	6725 Wilmont Terrance	Huntsville	OH	43324
23-048-11-14-018-000	B-1	Rodney Bickham, Etal	9075 Oconnors Point Drive	Belle Center	OH	43310
23-048-00-00-036-001	B-1	Steven Fansler, Etal	PO Box 764	West Liberty	OH	43357
23-048-00-00-047-002	B-1	Dorothea Longbrake	6601 Findlay Street	Huntsville	OH	43324



OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

ZONING DISTRICTS (Symbols as used on the Official Zoning Map)	PERMITTED USES (Accessory Uses and essential services are included)	CONDITIONAL USES (Permitted upon issuance of a Conditional Use Permit by the Board of <u>Zoning Appeals</u>)
1	2	3
U-1 RURAL	Single-family dwelling; Agriculture; Conservation; Home occupation; Roadside vegetable produce stands; (Manufactured dwelling housing)-Modular & Sectional Units); Public & quasi-public uses;	Veterinary' animal hospital; or clinic; Kennel; Mineral extraction; Service business Commercial & Non-Commercial recreation; Convenience-type retail; Public service facility; Personal services; Offices; Wholesale & Warehousing; Essential services; Light manufacturing; (Manufactured dwelling (Housing) - Mobile Home); Manufactured dwelling (Housing)-Mobile Home Park; Junk yard; Motor Vehicle Salvage Facility;
R-1 LOW-DENSITY RESIDENTIAL	Single-family dwelling; (Manufactured dwelling housing) - Modular & Sectional Units); Public & quasi-public uses;	Agriculture; Essential services; Personal services; Offices; Service business; Home occupation; Multifamily dwelling; (Manufactured dwelling (Housing)- Mobile Home);
B-1 SERVICE BUSINESS	Offices; Gasoline service station; Shopping & Convenience type retail; Eating & drinking establishment; Service business; Personal services; Commercial recreation; Transient lodgings; Wholesale & Warehousing; Single & Multi-family dwellings*; (Manufactured dwelling - (Housing) - Modular & Sectional Units*); Public & quasi- public uses;	Public service facility; Transport terminals; Essential services; Light manufacturing; (Manufactured dwelling (Housing) - Mobile Home*);
M-2 HEAVY MANUFACTURING	Light & Heavy Manufacturing; Service business; Offices; Supply yards; Wholesale & Warehousing; Transport terminals;	Public service facility; (Manufactured dwelling (Housing)-Mobile Home*; Essential services;



23-048-00-00-038-000

23-048-00-00-038-001

23-048-00-00-036-000

SUMMARY

Deeded Name	COLUMBUS AVENUES LTD			Taxpayer	COLUMBUS AVENUES LTD		
Owner	COLUMBUS AVENUES LTD				PO BOX 151		
	HUNTSVILLE OH 43324-0151				HUNTSVILLE OH 43324-0151		
Tax District	23-MCARTHUR TWP ILSD			Land Use	101-CASH-GRAIN OR GENERAL FARM		
School District	INDIAN LAKE S D			Subdivision			
Neighborhood	02200-MCARTTWP						
Location	S R 274			Legal	0000 9903		
CD Year		Map Number		04800	Routing Number	00036	
Acres	57.4950	Sold		02/23/2016	Sales Amount	0.00	

VALUE

District	23-MCARTHUR TWP ILSD
Land Use	101-CASH-GRAIN OR GENERAL FARM

	Appraised	Assessed
Land	346,590	121,310
Improvement	0	0
Total	346,590	121,310
CAUV	Y 92,390	32,340
Homestead	N 0	0
OOC	N 0	0
Taxable	92,390	32,340

CURRENT CHARGES

Full Rate	61.650000
Effective Rate	40.129768
Qualifying Rate	35.534515

	Prior	First	Second	Total
Tax	0.00	591.47	591.47	1,182.94
Special	0.00	0.00	0.00	0.00
Total	0.00	591.47	591.47	1,182.94
Paid	0.00	591.47	591.47	1,182.94
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
02/23/2016	Buyer: COLUMBUS AVENUES LTD Seller: DUFF SANDRA R	148 QUIT CLAIM DEED	\$0.00	N	5
02/18/2016	Buyer: DUFF SANDRA R Seller: 421 EAST COLUMBUS AVENUE LLC	135 QUIT CLAIM DEED	\$0.00	N	5
12/07/2015	Buyer: 421 EAST COLUMBUS AVENUE LLC Seller: DUFF SANDRA R	860 WARRANTY DEED	\$0.00	N	5
05/26/2015	Buyer: DUFF SANDRA R Seller: DUFF JAMES E	390 CERTIFICATE OF TRANSFER	\$0.00	N	29

LAND

Type	Dimensions	Description	Value
A0-R.O.W.	0.8970	Acres	0
A5-TILLABLE	45.6300	Acres	319,410
A7-PASTURE	6.0390	Acres	27,180
A9-WASTELAND	4.9290	Acres	0
Total			346,590

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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Parcel: 23-048-00-00-038-001

Year: 2023

JACK RESER

Logan County Auditor | Logan County, Ohio

**SUMMARY**

Deeded Name	DUFF QUARRY INC	Taxpayer	DUFF QUARRY INC
Owner	DUFF QUARRY INC		PO BOX 305
	HUNTSVILLE OH 43324-0305		HUNTSVILLE OH 43324-0305
Tax District	23-MCARTHUR TWP ILSD	Land Use	501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99 ACRES
School District	INDIAN LAKE S D	Subdivision	
Neighborhood	02200-MCARTTWP	Legal	0000 9903
Location	5357 S R 274	04800	Routing Number 00038
CD Year		12/12/2005	Sales Amount 108,001.00
Acres	3.8680	Map Number	
		Sold	

VALUE

District	23-MCARTHUR TWP ILSD
Land Use	501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99 ACRES

	Appraised	Assessed
Land	35,050	12,270
Improvement	0	0
Total	35,050	12,270
CAUV N	0	0
Homestead N	0	0
OOC N	0	0
Taxable	35,050	12,270

CURRENT CHARGES

Full Rate	61.650000
Effective Rate	40.129768
Qualifying Rate	35.534515

	Prior	First	Second	Total
Tax	0.00	224.39	224.39	448.78
Special	0.00	0.00	0.00	0.00
Total	0.00	224.39	224.39	448.78
Paid	0.00	224.39	224.39	448.78
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date		Conveyance	Deed Type	Sales Amount	Valid	# of Properties
12/12/2005	Buyer: DUFF QUARRY INC Seller: DUFF QUARRY INC	1554	SHERIFFS DEED	\$108,001.00	N	1

LAND

Type	Dimensions	Description	Value
A0-R.O.W.	0.0160	Acres	0
A3-RESIDUAL	3.8520	Acres	35,050
		Total	35,050

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	Y
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SUMMARY

Deeded Name	DUFF QUARRY INC	Taxpayer	DUFF QUARRY INC
Owner	DUFF QUARRY INC PO BOX 305 HUNTSVILLE OH 43324-0305		PO BOX 305 HUNTSVILLE OH 43324-0305
Tax District	23-MCARTHUR TWP ILSD	Land Use	400-COMMERCIAL - VACANT LAND
School District	INDIAN LAKE S D	Subdivision	
Neighborhood	02200-MCARTTWP		
Location	S R 274	Legal	0000 9903
CD Year		04800	Routing Number 00038
Acres	13.0120	Map Number	
		06/30/2009	Sales Amount 141,000.00
		Sold	

VALUE

District	23-MCARTHUR TWP ILSD
Land Use	400-COMMERCIAL - VACANT LAND

	Appraised	Assessed
Land	108,210	37,870
Improvement	0	0
Total	108,210	37,870
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	108,210	37,870

CURRENT CHARGES

Full Rate	61.650000
Effective Rate	42.124427
Qualifying Rate	37.026370

	Prior	First	Second	Total
Tax	0.00	797.63	797.63	1,595.26
Special	0.00	0.00	0.00	0.00
Total	0.00	797.63	797.63	1,595.26
Paid	0.00	797.63	797.63	1,595.26
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/30/2009	Buyer: DUFF QUARRY INC Seller: SPOFFORD STEPHENS S	418	SHERIFFS DEED	\$141,000.00	N 1

LAND

Type	Dimensions	Description	Value
A4-UNDEVELOPED	13.0120	Acres	108,210
		Total	108,210

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	Y
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Zoning & Subdivision Committee
Thursday, January 9, 2025

The Zoning and Subdivision Committee met in a regular session on Thursday, January 9, 2025, at 12:30 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Gram Dick, Todd Freyhof, Jeff Beard for Ashley Gaver, Steve McCall, Tammy Noble, and Aaron Smith. Absent Members were Wes Dodds, Steve Robinson, Tom Scheiderer, and Jeff Stauch.

Guests: Wyatt Marshall, Union County Health Department.

Tyler Bumbalough chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the December 12, 2024, meeting as written, and Todd Freyhof seconded. All in favor.

1. Zoning and Subdivision Committee appointments
 - Steve McCall moved a motion to recommend keeping Scott Coleman as Chair, Wes Dodds as Vice-Chair, and Tyler Bumbalough as the 2nd Vice-Chair and Tammy Noble seconded. All in favor.
2. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
 - Discussion occurred around the term “outdoor advertising” and whether it was defined. It was noted the term is within the definition of “billboard”.
 - Discussion occurred around a limit of 1 sign under 9 square feet without a zoning permit and how that may create practical and enforcement issues for the Township.
 - Steve McCall moved a motion to recommend approval with modifications listed in the staff report of the Jerome Township Zoning Text Amendment and Tammy Noble seconded. All in favor.
3. Review of McArthur Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
 - Discussion occurred around the local road network being appropriate for manufacturing.
 - Discussion occurred around rezoning land to a district that is not adjacent or nearby. It was noted the rezoning, as proposed, would result in three, small unrelated zoning districts. In the past, LUC has recommended denial of similar proposals. Committee members noted the recommendation is consistent with similar proposals to rezone land where there is no adjacent zoning district of the same district.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Discussion occurred around whether “Light Manufacturing” is permitted in the B-1 District, whether the same result could be achieved in the B-1 District. It was noted the use is likely “Heavy Manufacturing” which is not a permitted/conditional use in the B-1 District.
- Discussion occurred around the recommendation of denial. The Township could use these points to consider modifications to the proposal as well, if it chooses to approve or approve with modifications.
- Scott Coleman moved a motion to recommend denial of the McArthur Township Zoning Parcel Amendment for the reasons stated in the staff report and to include the discussion of the Zoning & Subdivision Committee in the recommendation from LUC and Tammy Noble seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:05 pm with Steve McCall moving a motion to adjourn and Tammy Noble seconded. All in favor.

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