



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee

Thursday, January 9, 2020

12:45 pm

- Minutes from last meeting of December 12, 2019
- 1. Zoning and Subdivision Committee appointments
- 2. Review of Perry 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 Code Enforcement
Ashley Gaver – City of Marysville
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Vince Papsidero/Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith - LUC

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Staff Report – Perry Township Zoning Amendment

Jurisdiction:	Perry Township Zoning Commission c/o Melony Baker 9362 Foundry St East Liberty, OH 43319
Applicant:	Honda of America Mfg., Inc. c/o Jill Tangeman, Esq. 24000 Honda Parkway Marysville, OH 43040
Request:	<p>The Zoning Commission received an application to rezone 89.655 acres. The proposal would rezone the acreage from I-1 Limited Industrial district (a.k.a. OHTRC or TRC) to U-1 Rural Agricultural District.</p> <p>Parcel(s) involved:</p> <ul style="list-style-type: none">• 32-112-00-00-034-015 <p>Acreage proposed rezoned:</p> <ul style="list-style-type: none">• 89.655 <p>Existing use:</p> <ul style="list-style-type: none">• Vacant <p>Proposed use:</p> <ul style="list-style-type: none">• Open space/nature preserve
Location:	The parcel is located in Perry Township, Logan County. It is located at the south side of the intersection of St. Rt. 347 and CR 144.



Staff Report – Perry Township Zoning Amendment

Staff Analysis:

This staff report considers recommendations of the Perry and Zane Township Comprehensive Plan (Plan). It also considers the Perry Township Zoning Resolution.

Existing Zoning and Land Use

The adjacent parcels are I-1 Limited Industrial District and R-1 Low Density Residential District. Although not immediately adjacent, there is U-1 Rural Agricultural, R-2 Medium Density Residential, and B-1 Service Business districts nearby. This parcel is unique because it is separated from the rest of the I-1/TRC zoned lands by St. Rt. 347 and CR 144.

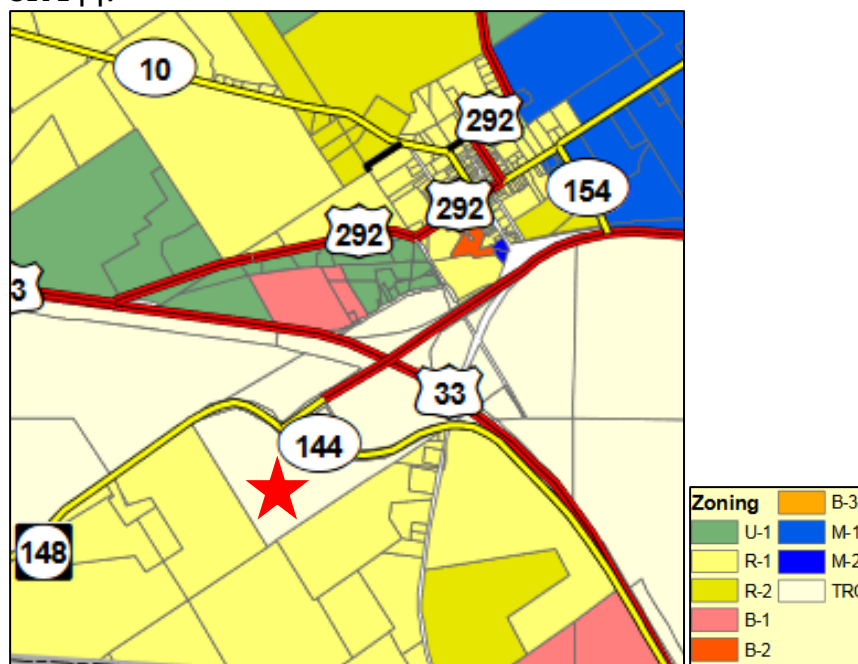


Figure 1. Perry Township Zoning Map (2003).

The Zoning Resolution describes the purpose and intent of the U-1 District. The intent is “to provide land which is suitable or used for agriculture, conservation, very low density residence and public and quasi-public purpose...It is further the attempt of the rural district to discourage the scattering of residential subdivisions and commercial and industrial development.”

Neither Staff nor the Township has received a narrative providing further details of the future use of the property. The future use possibly falls under the definition of “Public Use” or “Quasi-public use” or “Recreation, Non-Commercial”.



Staff Report – Perry Township Zoning Amendment

Perry and Zane Township Comprehensive Plan.

The Perry and Zane Township Plan is a guide for decision-makers considering land use changes, and Chapter 5 provides recommendations. The area, where this parcel is located, is planned TRC with residential planned adjacent. Note: The area is split from other the larger portion by St. Rt. 347 and CR 144.

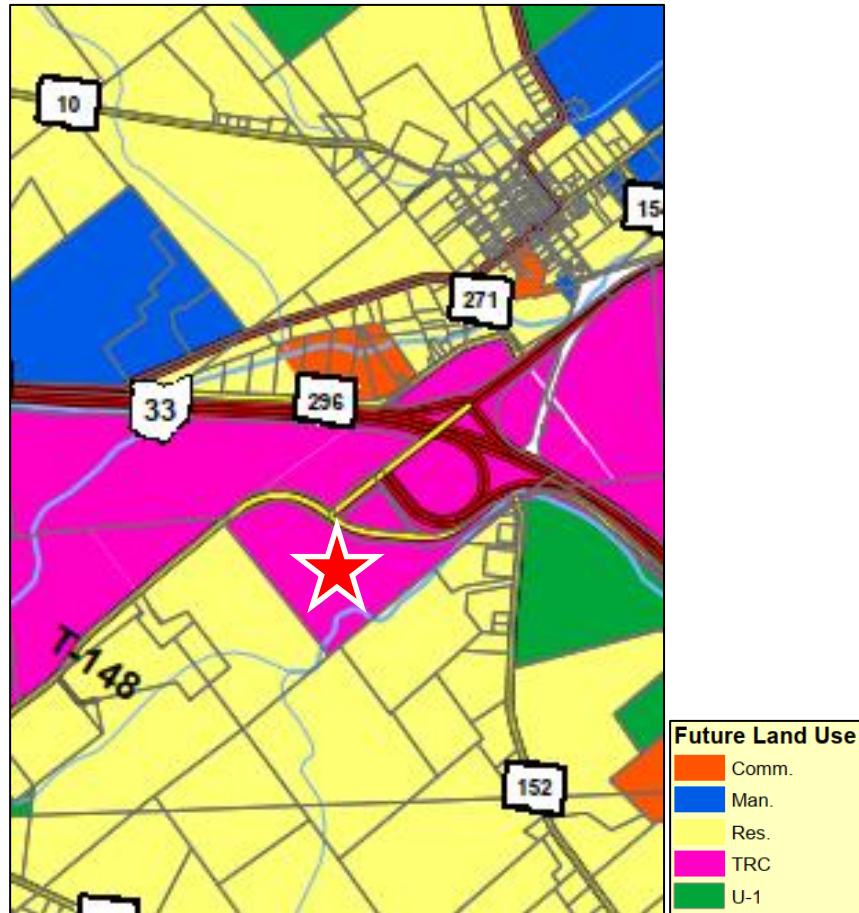


Figure 2. Perry and Zane Township Comprehensive Plan Future Land Use (2011).

One goal of the Plan is to:

- “Attract business growth to the townships in areas that can support large commercial or industrial sites.”

An objective to reach this goal is:

- “Encourage growth in areas that already have a strong manufacturing presence. These areas include the US 33 and S.R. 347 area... and the US 33 & SR 287 corridor...”

(P&Z Plan, pp. 46)



Staff Report – Perry Township Zoning Amendment

Another relevant goal of the Plan is to:

- “preserve farmland, open space, waterways, and natural assets.”

With an objective to reach this goal as:

- “Limit development along local streams and critical watersheds.”

(P&Z Plan, pp. 48)

Summary Comments.

The 33 Corridor has seen development with TRC, Honda, and the “Smart Corridor” with talks of extending further into/through Logan County. This all points to this piece of property being a good location for a related use. This lines up with the economic development goals of the Plan.

However, nearby is the Big Darby Headwaters Nature Preserve and other conservation easements held by The Nature Conservancy. There is also a Boy Scouts of America camp, Camp Otter Run, located nearby—the land is owned by Honda and operated by BSA. The importance of the Big Darby Watershed also cannot be understated. A conservation/preservation use of this land makes sense with the nearby preservation uses and the established goal of preservation of open space, waterways and natural assets.

The Plan also identifies lands between East Liberty and Middleburg as existing and planned low density residential areas. An open space or conservation use would help buffer those residential lands.



Staff Report – Perry Township Zoning Amendment

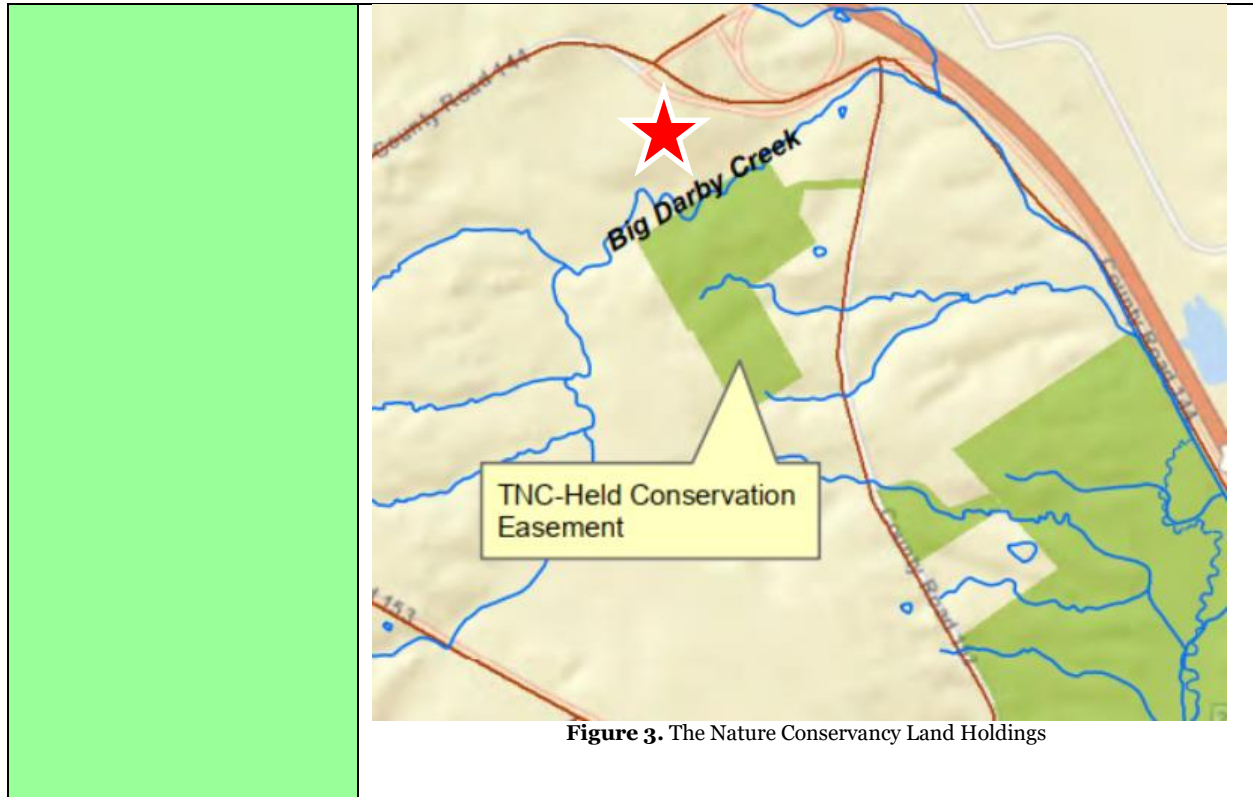


Figure 3. The Nature Conservancy Land Holdings

**Staff
Recommendations:**

Staff recommends **APPROVAL** of the proposed zoning amendment based on the Perry Township Zoning Resolution and the Perry and Zane Township Comprehensive Plan.

Staff also recommends, in a separate action, that the Township consider rezoning the Big Darby Headwaters Nature Preserve and Conservation Easement parcels from B-1 and R-1 to U-1.

**Z&S Committee
Recommendations:**

Date of Request.

December 30, 2019

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

RE: Zoning Parcel Amendment Application, Perry Township, Logan County

Dear LUC Regional Planning Commission Committee Members:

The Perry Township Zoning Commission received a Zoning Parcel Amendment Application. The Application proposes an alteration to the Zoning Map.

Description of Zoning Parcel Amendment.

The acreage involved is 89.655 acres. The properties involved are: 32-112-00-00-034-015.

The existing zoning is: I-1 Limited Industrial

The existing land use is: Vacant

The proposed zoning is: U-1 Rural Agricultural District

The proposed land use is: open space / nature preserve

Public Hearing.

The Perry Township Zoning Commission of Logan County, Ohio, will tentatively hold a public hearing concerning the proposed amendments at 6:00 (AM PM) on JAN. 13, 2020, in the Perry Township Hall.

Point of Contact.

Please consider me Perry Township's point of contact for this matter. My contact information is below:

Melony Baker
9362 Foundry St.
E. Liberty, O. 43319

Sincerely,

Melony Baker





Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 12/30/2019 Township: Perry, Logan Co

Amendment Title: Honda I-1 to U-1

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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Any other supporting documentation submitted by applicant	<input type="checkbox"/> n/a	<input type="checkbox"/> n/a
Non-LUC Member Fee, If applicable	<input type="checkbox"/> n/a	<input type="checkbox"/> 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

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Brad Bodenmiller

From: Tangeman, Jill S. <jstangeman@vorys.com>
Sent: Monday, December 23, 2019 11:55 AM
To: Brad Bodenmiller; dtackley6@centurylink.net
Cc: Simcic, Teresa L. (Teri)
Subject: Honda - Rezoning for 89+ Acres
Attachments: Honda Nature Preserve Survey with Zoning Information.pdf

Per your request, attached is a revised survey drawing which adds the existing and proposed zoning information.

Please let me know if you require any additional information. When dates / times for public hearings are available, please let me know.

Thank you.

Jill



Jill S. Tangeman, Esq.

Vorys, Sater, Seymour and Pease
52 East Gay Street | Columbus,
Ohio 43215

Direct: 614.464.5608

Fax: 614.719-4638

Email: jstangeman@vorys.com

www.vorys.com

From the law offices of Vorys, Sater, Seymour and Pease LLP.

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COUNTY HIGHWAY 144 (60')

P.O.B.
STATION 571.00
(ODD-I.T. PLAN 100/UM-33-25.50 / 0.00
STATE JOB NO. 07560 (0)
F.S. JOB NO. 4331
SHEET 37 OF 44)

COUNTY HIGHWAY 144
(WIDTH VARIES)

347

THE BOARD OF COUNTY
COMMISSIONERS OF LOGAN COUNTY, OHIO
18.041 ACRES
O.R. 205, P.C. 968

347

(WIDTH VARIES)

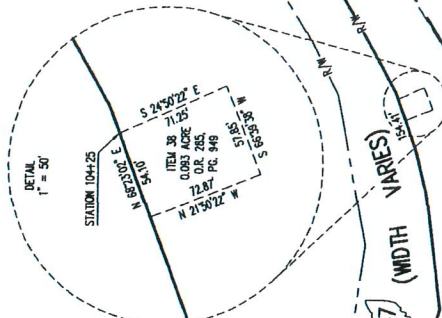
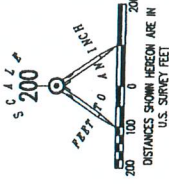
89.655 ACRES
OF WHICH 0.042 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY
HONDA OF AMERICA, MFG., INC.
ORIGINAL 4273.520 ACRES
O.R. 56, P.C. 241

Existing Zoning:
I-1 Limited Industrial

Proposed Zoning:
U-1 Rural Agricultural

MAP OF ENCUMBRANCES
HONDA OF AMERICA, MFG., INC.
ORIGINAL 4273.520 ACRE TRACT
OFFICIAL RECORD 56, PAGE 241
VIRGINIA MILITARY SURVEY 3164
PERRY TOWNSHIP
LOGAN COUNTY, OHIO

COUNTY HIGHWAY 152



LEGEND:

R/W = RIGHT-OF-WAY

V.M.S. = VIRGINIA MILITARY SURVEY

NORTHWEST TITLE FAMILY OF COMPANIES, INC.
TITLE COMMITMENT NO. 7-5223
EFFECTIVE DATE: JULY 6, 2018, 7:00 AM
REVISION NUMBER: 20180605 1015 AM

SCHEDULE B, PART II

ITEMS 19-30 NOT SURVEY RELATED ITEMS
ITEM 36 CHANNEL EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN

REFERENCE:

RIGHT-OF-WAY PLAN FOR COUNTY ROAD 144, STA. 1044+00
TO STA. 1044+00 PROJECT NHP-11(115), STATE JOB NO.
07560(0), SHEET 40 OF 44.

SURVEY BY WILLIAM K. BRIDGE, P.S., 7417, DATED
"SURVEY OF 89.655 ACRES OUT OF THE HONDA OF
AMERICA, MFG., INC., ORIGINAL 4273.520 ACRE TRACT",
DATED SEPTEMBER 16, 2016.

2 WORKING DAYS

BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

AND BE HELD RESPONSIBLE FOR DAMAGE.

MAP PREPARED BY:

JAMES E. LEE
PROFESSIONAL SURVEYOR NO. 8533
OCTOBER 2, 2018

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LEE SURVEYING & MAPPING CO.
117 North Medford Street
Bellefontaine, OHIO 43101
(615) 585-1371
WWW.LEE-SURVEYING.COM
surveys@lee-surveying.com
KSS 00918 61510018 L-615-2

Brad Bodenmiller

From: Tangeman, Jill S. <jstangeman@vorys.com>
Sent: Monday, December 23, 2019 11:49 AM
To: Brad Bodenmiller; dtackley@centurylink.net
Cc: Simcic, Teresa L. (Teri)
Subject: Honda - Rezoning for 89+ Acres
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Thank you.

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Jill S. Tangeman, Esq.

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52 East Gay Street | Columbus,
Ohio 43215

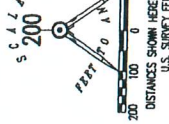
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COUNTY HIGHWAY 144 (60')

P.O.B.
STATION 67+00
(OLD) PLAN LOG/WM-33-25.50 / 0.00
STATE JOB NO. 07560 (0)
FILE NO. 4531
SHEET 37 OF 44



COUNTY HIGHWAY 144
(WIDTH VARIES)

347

THE BOARD OF COUNTY
COMMISSIONERS OF LOGAN COUNTY, OHIO
19.041 ACRES
O.R. 285, P.C. 968

347

(WIDTH VARIES)

89.655 ACRES
OF WHICH 0.942 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY
HONDA OF AMERICA, MFG., INC.
ORIGINAL 4273.520 ACRES
O.R. 56, P.C. 241

LEGEND:

R/W = RIGHT-OF-WAY

V.M.S. = VIRGINIA MILITARY SURVEY

NORTHWEST TITLE FAMILY OF COMPANIES, INC.
TITLE COMMITMENT NO. 7-5223
EFFECTIVE DATE: JULY 6, 2018, 7:00 AM
REVISION NUMBER: 20180805 1015 AM

SCHEDULE B, PART II

ITEMS 19-20 NOT SURVEY RELATED ITEMS
ITEM 36 CHANNEL EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN

REFERENCE:

RIGHT-OF-WAY PLAN FOR COUNTY ROAD 144, STA. 104+00
TO STA. 116+00, PROJECT NH-11(15), STATE JOB NO.
07560(0), SHEET 40 OF 44.

SURVEY BY WILLIAM K. BRIDGE, P.S. 7437, ENTITLED
"SURVEY OF 89.655 ACRES OUT OF THE HONDA OF
AMERICA, MFG., INC., ORIGINAL 4273.520 ACRE TRACT",
DATED SEPTEMBER 16, 2016.

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764
AND A BURIED PIPELINE MARKER.

MAP OF ENCUMBRANCES
HONDA OF AMERICA, MFG., INC.
ORIGINAL 4273.520 ACRE TRACT
OFFICIAL RECORD 56, PAGE 241
VIRGINIA MILITARY SURVEY 3164
PERRY TOWNSHIP
LOGAN COUNTY, OHIO

MAP PREPARED BY:

DATE PREPARED
OCTOBER 2, 2018

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LEE SURVEYING & MAPPING, INC.

117 North Main Street, Suite 101
Bellefontaine, OH 43101
(615) 651-2735
www.lee-surveying.com
surveys@lee-surveying.com
KCS D0618 6150918 L-6151-2

APPLICATION FOR ZONING AMENDMENT

Perry TownshipLogan County, Ohio

Application # _____

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

1. Name of Applicant(s) Honda of America MFG., Inc.Mailing address 24000 Honda Parkway, Marysville, Ohio 43040Telephone c/o Jill Tangeman, Esq #614-464-5608

2. Locational description: Section _____ Range _____ Township _____

OR Virginia Military Survey Number 3164Lot # _____ Parcel No. 32-112-00-00-034-015

(If not located in a platted subdivision or community attach a legal description and a map showing area requested for rezoning)

3. Existing use vacant4. Proposed use open space / nature preserve5. Present zoning district I-1 Limited Industrial District6. Proposed zoning district U-1 Rural Agricultural District

7. Supporting information: Attach the following items to the application.

(a) A vicinity map showing property lines, streets (roads) and existing and proposed zoning.

(b) A list of all property owners within, contiguous to and directly across the street (road) from the the proposed rezoning area if ten or fewer parcels are proposed for rezoning.

12-17-2019
DateJill S. Tangeman Esq.
Applicant's Signature

Attorney for Applicant

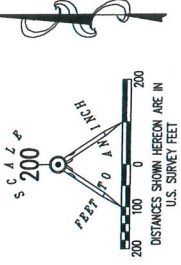
For Official Use Only
Zoning Commission

Date filed _____

Date of Public hearing _____

COUNTY HIGHWAY 144 (60')

P.O.B.
STATION 67+00
(O.D.T. PLAN LOG/IN-33-25.50 / 0.00
STATE JOB NO. 07560 (0)
FILED NO. 4351
SHEET 37 OF 44)



COUNTY HIGHWAY 144
(WIDTH VARIES)

347

347

(WIDTH VARIES)

COUNTY HIGHWAY 152

THE BOARD OF COUNTY
COMMISSIONERS OF LOGAN COUNTY, OHIO
19.041 ACRES
O.R. 285, PG. 968

89.655 ACRES
OF WHICH 0.042 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY
HONDA OF AMERICA, MFG., INC.
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O.R. 56, PG. 241

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HONDA OF AMERICA, MFG., INC.
ORIGINAL 4273.520 ACRE TRACT
OFFICIAL RECORD 56, PAGE 241
VIRGINIA MILITARY SURVEY 3164
PERRY TOWNSHIP
LOGAN COUNTY, OHIO

LEGEND:

R/W = RIGHT-OF-WAY

V.M.S. = VIRGINIA MILITARY SURVEY

NORTHWEST TITLE FAMILY OF COMPANIES, INC.
TITLE COMMITMENT NO. 7-9223
ESTABLISHED JULY 6, 2018, 7:00 AM
REVISION NUMBER: 20180605 1015 AM

SCHEDULE B, PART II

ITEMS 19-30 NOT SURVEY RELATED ITEMS
ITEM 38 CHANNEL EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN

REFERENCE:

RIGHT-OF-WAY PLAN FOR COUNTY ROAD 144, STA. 104+00
TO STA. 118+00, PROJECT NH-1(115), STATE JOB NO.
07560(0), SHEET 40 OF 44.

SURVEY BY WILLIAM K. BRIDGE, P.S. 7437, ENTITLED
"SURVEY OF 89.655 ACRES OUT OF THE HONDA OF
AMERICA, MFG., INC., ORIGINAL 4273.520 ACRE TRACT",
DATED SEPTEMBER 16, 2016.



2 WORKING DAYS

BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OR 614-881-2764

MAP PREPARED BY:



DAVID L. LEE
PROFESSIONAL SURVEYOR NO. 8533
OCTOBER 2, 2018

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LEE SURVEYING & MAPPING CO.
117 North Medway Street
BELLEFONTAINE, OHIO 43311
(937) 593-7235
WWW.LEESURVEYINGCO.COM
SURVEY@LEE-SURVEYING.COM

KSS 00918 61510918 L-6151-2

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

HONDA OF AMERICA, MFG., INC. 89.655 ACRES

Lying in Virginia Military Survey 3164, Perry Township, Logan County, Ohio.

Being out of the Honda of America, Mfg., Inc., original 4273.520 acre tract as deeded and described in Official Record 56, Page 241 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a MAG nail set on the center-line of County Highway 144 at Station 67+00 (O.D.O.T. Plan LOG/UNI-33-25.50 / 0.00, State Job No. 07560 (0), P.L.D. No. 4551, Sheet 37 of 44).

THENCE, with the west line of The Board of County Commissioners of Logan County, Ohio., 19.041 acre tract (O.R. 285, Pg. 968), S 30°-58'-36"E, a distance of 30.00 feet to a 5/8 inch iron rod found.

THENCE, with the southerly right-of-way lines of County Highway 144 (various right-of-way widths), the following five courses:

N 68°-42'-34"E, a distance of 399.13 feet to a 5/8 inch iron rod found.

N 73°-19'-34"E, a distance of 411.76 feet to a 5/8 inch iron rod found.

S 80°-20'-42"E, a distance of 188.80 feet to a 5/8 inch iron rod found.

S 57°-54'-48"E, a distance of 369.71 feet to a 5/8 inch iron rod found.

S 60°-44'-30"E, a distance of 148.90 feet to a point, referenced by a 5/8 inch iron rod set bearing S 02°-33'-43"E, a distance of 3.74 feet.

THENCE, with the southerly right-of-way line of County Highway 144 and Ohio Route 347 (various right-of-way widths), S 48°-17'-13"E, a distance of 205.37 feet to a 5/8 inch iron rod found.

THENCE, with the southerly right-of-way lines of Ohio Route 347, the following fifteen courses:

S 53°-05'-50"E, a distance of 218.69 feet to a 5/8 inch iron rod found.

S 58°-37'-28"E, a distance of 297.79 feet to a 5/8 inch iron rod found.

S 76°-16'-03"E, a distance of 222.73 feet to a 5/8 inch iron rod found.

N 86°-37'-54"E, a distance of 211.73 feet to a 5/8 inch iron rod found.

MEMBER: NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)
PROFESSIONAL LAND SURVEYORS OF OHIO (PLSO)

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsmlnc.us

S 79°-42'-12"E, a distance of 334.21 feet to a 5/8 inch iron rod found.

S 74°-01'-34"E, a distance of 221.76 feet to a 5/8 inch iron rod found.

N 81°-55'-04"E, a distance of 171.03 feet to a 5/8 inch iron rod found.

N 81°-49'-12"E, a distance of 108.34 feet to a 5/8 inch iron rod found.

N 75°-49'-12"E, a distance of 108.33 feet to a 5/8 inch iron rod set.

N 69°-00'-50"E, a distance of 154.41 feet to a 5/8 inch iron rod found.

N 60°-04'-13"E, a distance of 217.78 feet to a 5/8 inch iron rod found.

N 57°-34'-39"E, a distance of 243.65 feet to a 5/8 inch iron rod found.

N 59°-29'-06"E, a distance of 193.42 feet to a 5/8 inch iron rod found.

N 64°-17'-05"E, a distance of 192.21 feet to a 5/8 inch iron rod set.

N 76°-40'-59"E, a distance of 63.11 feet to a 5/8 inch iron rod set on the intersection of the southerly right-of-way of Ohio Route 347 and the west right-of-way of County Highway 152.

THENCE, with the west right-of-way line of County Highway 152 (various right-of-way widths), S 12°-05'-49"E, a distance of 83.50 feet to a 5/8 inch iron rod found.

THENCE, S 12°-05'-49"E, a distance of 16.20 feet to a 5/8 inch iron rod set on the southeast line of Virginia Military Survey 3164.

THENCE, with the southeast line of Virginia Military Survey 3164 and the northwest line of the United Telephone Company of Ohio original 0.961 acre tract (Vol. 359, Pg. 273), S 57°-02'-25"W, a distance of 263.02 feet to a concrete monument found.

THENCE, with the southeast line of Virginia Military Survey 3164 and within the boundary lines of the Terry Lee Cook 4.023 acre tract (Vol. 407, Pg. 854) and the John C. Brose original 12.979 acre tract (Vol. 402, Pg. 527, Tract II), S 56°-54'-51"W, a distance of 1084.70 feet to a 5/8 inch iron rod set, passing a concrete monument found at 1064.77 feet.

THENCE, with the with the southeast line of Virginia Military Survey 3164 and within the boundary lines of the said original 12.979 acre tract and the Tien Hsing Wu and Pei Hsing Lin Wu, Trustees 54.868 acre tract (O.R. 1097, Pg. 743, Tract I), S 55°-46'-16"W, a distance of 2002.13 feet

MEMBER: NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)
PROFESSIONAL LAND SURVEYORS OF OHIO (PLSO)

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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to a 5/8 inch iron rod found, passing a concrete monument found at 10.20 feet.

THENCE, with the southeast line of Virginia Military Survey 3164 and a northeast line of the Stephen G. Henderson 195.173 acre tract (O.R. 785, Pg. 191), S 51°-36'-37"W, a distance of 220.01 feet to a 3 inch angle iron found, passing a concrete monument found at 210.15 feet.

THENCE, with the northeast line of the said 195.173 acre tract, the following two courses:

N 33°-02'-07"W, a distance of 261.81 feet to a 7 inch wood post found, passing concrete monuments found at 9.98 feet and 246.55 feet.

N 33°-01'-42"W, a distance of 2311.47 feet to a 5/8 inch iron rod found on the center-line of County Highway 144, passing a concrete monument found at 9.96 feet and a 5/8 inch iron rod found at 2281.42 feet.

THENCE, with the center-line of County Highway 144 (60 feet wide), N 61°-53'-07"E, a distance of 61.71 feet to the point of beginning.

Containing 89.655 acres, of which 0.042 acre is within the highway right-of-way.

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

The basis for bearings is the northeast line of the Stephen G. Henderson 195.173 acre tract (O.R. 785, Pg. 191), being N 33°-01'-42"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2016.

Description prepared by:



William K. Bruce
William K. Bruce
Professional Surveyor 7437
September 16, 2016

61510816

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PROFESSIONAL LAND SURVEYORS OF OHIO (PLSO)

Stephen G. Henderson, et. al.
4440 T.R. 148
East Liberty, Ohio 43319

Pei Hsing Lin Wu, Trustee
160 Brookside Oval East
Columbus, Ohio 43085

John C. Brose, et. al.
P.O. Box 184
East Liberty, Ohio 43319

Terry Lee Cook, et. al.
4142 County Road 152
East Liberty, Ohio 43319

United Telephone Company
c/o Century Link Property Tax Dept.
P.O. Box 2599
Olathe, Kansas 66063

Board of County Commissioners
of Logan County
101 S. Main Street
Bellefontaine, Ohio 43311

Larry Eugene Kerns
15047 Sterling Run
Spring Hill, Florida 34609

Chance Wise
9571 County Road 296
East Liberty, Ohio 43319

Rosalie A. Shafer
9513 County Road 296
East Liberty, Ohio 43319

Rosalie Almeda Shafer
9533 County Road 296
East Liberty, Ohio 43319

John William Rushing
9477 County Road 296
East Liberty, Ohio 43319

Brian P. Tracey
9641 County Road 296
East Liberty, Ohio 43319

Brian P. Tracey, Trustee
P.O. Box 241
East Liberty, Ohio 43319

William Blair Connell, Trustee
9165 County Road 296
East Liberty, Ohio 43319

William P. Huffman
9061 County Road 296
East Liberty, Ohio 43319

Chad Ferguson
8959 County Road 296
East Liberty, Ohio 43319

Stephen D. Ruble, et. al.
8875 County Road 296
East Liberty, Ohio 43319

Randy C. Kirk
8805 County Road 296
East Liberty, Ohio 43319

Shelly Materials Inc.
Attention: Don Holt
P.O. Box 3100
Findlay, Ohio 45840

State of Ohio
2829 W. Dublin Granville Road
Columbus, Ohio 43235

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease
52 East Gay Street
Columbus, Ohio 43215

Business District, Light Manufacturing District, Heavy Manufacturing District and Special Limited Industrial District.

Section 210 Rural District (U-1)

The intention of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residence and public and quasi-public purpose. Very low density residential land use refers to farm housing units and isolated residential developments not requiring a plat under the County subdivision regulations. It is further the attempt of the rural district to discourage the scattering of residential subdivisions and commercial and industrial development. Some residential, commercial, and industrial development may be permitted as conditional uses under Section 601 and as planned unit development under Article VI. On-site water and sewer facilities are permitted, provided such facilities comply with the County and State Health Regulations.

Section 220 Low Density Residential District (R-1)

The purpose of the low density residential district is to provide land for single-family housing units not to exceed four (4) dwellings per acre with a central sewerage system. A mobile home not meeting the definition of a single-family housing unit may be permitted as a conditional use on a lot which had a mobile home located thereon on the effective date of adoption of this Section, only if it is destroyed by fire or an Act of God, or if the original mobile home is replaced with a mobile home in good quality condition. (See official schedule of district regulations)

Section 230 Medium Density Residential District (R-2)

The purpose of the medium density residential district is to provide land for single-family and multi-family dwelling units, not to exceed eight (8) dwelling units per acre with a central sewerage system. A mobile home not meeting the definition of a single-family housing unit may be permitted as a conditional use on a lot which had a mobile home located thereon on the effective date of adoption of this Section, only if it is destroyed by fire or an Act of God, or if the original mobile home is replaced with a mobile home in good quality condition. (See official schedule of district regulations)

Section 250 Service Business District (B-1)

The purpose of the service business 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 on or near major thoroughfares and intersections. Residential, commercial and industrial development may be introduced under the planned unit development approach. (See official schedule of district regulations)

Section 260 Local Business District (B-2)

The purpose of the local business district is to provide land for small retail and personal service establishments offering convenience-type goods and services for the daily needs of the people in the immediate neighborhood or area. (See official schedule of district regulations)

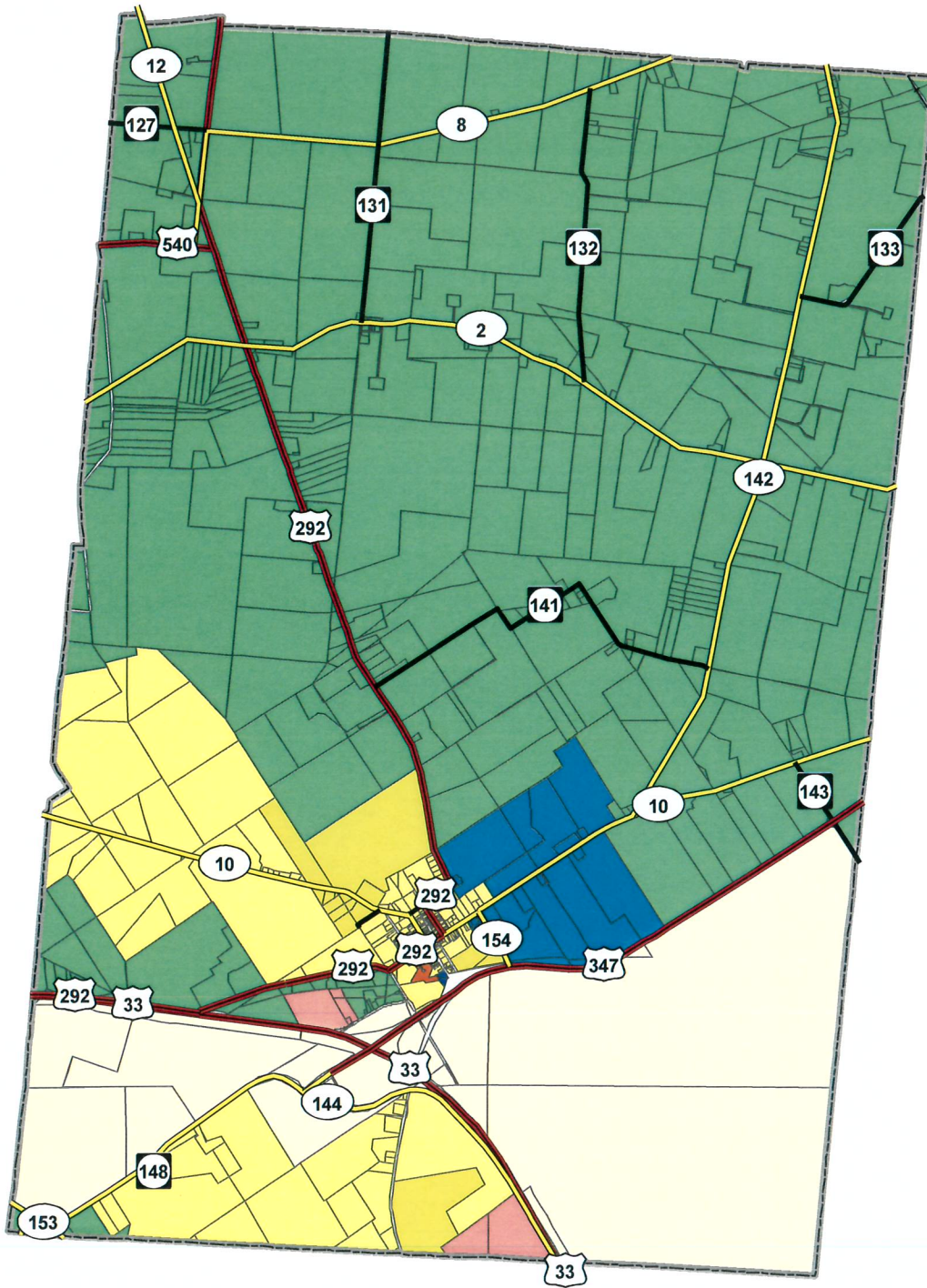
Section 270 Central Business District (B-3)




The purpose of the central business district is to provide land for retail, service, office, institutional, commercial, recreational and cultural facilities that are fully compatible in an intensely developed or developing commercial center and for a logical expansion of the compacted core. (See official schedule of district regulations)

Section 280 Light Manufacturing District (M-1)

The purpose of the light manufacturing district is to provide land for manufacturing or industrial establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operate mostly within enclosed structures; generate little industrial traffic. (See official schedule of district regulations)

<u>ZONING DISTRICTS</u>	<u>PERMITTED USES</u>	<u>CONDITIONAL USES</u>	<u>PLANNED UNIT DEVELOPMENT</u>
(Symbols as used on the Official Zoning Map)	(Accessory uses and essential services are included)	(Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)	(permitted upon Approval by the Board of Zoning Appeals)
1	2	3	4
U-1 RURAL DISTRICT	Agriculture; Very low density residential; animal hospital; clinic; agricultural products processing & sales; public use; quasipublic use; Home Occupation;	Kennel; Public service facility; Low & medium density residential*; Commercial & Non-commercial recreation; Service business; Mineral Extraction; Light & heavy manufacturing; Signs; Mobile homes individually; Mobile Home Park; Junk storage & sales	Residential; Commercial; Industrial; Public & quasipublic uses individually or in combination
R-1 LOW DENSITY RESIDENTIAL DISTRICT	Single-family housing; Public & quasi-public uses	Agriculture; Commercial & noncommercial recreation; home occupation; light manufacturing; Service business; Personal Services; Offices; Multi-Family Housing; Mobile homes individually in accordance with Section 220; telecommunication towers;	Residential; Public and quasipublic uses individually or in combination
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT	Single-family Dwelling; Public and Quasi-public Use	Multi-family Dwelling; Non-commercial Recreation; Home Occupation; Mobile home Park; Mobile homes Individually in Accordance with Section 220; Service Business; Personal Services	Residential; Commercial; Public and quasipublic uses individually or in combination
B-1 SERVICE BUSINESS	Service business; Drive-in business; Eating & drinking estab.; Commercial recreation; Animal Hospital, clinic; Transient lodgings; Retail business; Offices; Personal services; Public & quasi-public uses; Single & multi-family dwellings*;	Wholesale & warehousing; Food processing; Printing & publishing; Transport terminals; Signs & advertising structures; Public & service facility;	Commercial; Residential; Industrial; Public & quasi-public uses individually or in combination;



Zoning		Roads			
	U-1		M-1		Township Highway
	R-1		M-2		County Highway
	R-2		TRC		US Highway; State Highway
	B-1				Railroad
	B-2				

Perry Township Logan County

0 0.2 0.4 0.8 1.2
Miles

Based on Official
Zoning map
Date: Oct 15th, 1996
Created on: November, 2003
Revised:



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Zoning & Subdivision Committee
Thursday, January 9, 2020

The Zoning and Subdivision Committee met in regular session on Thursday, January 9, 2020 at 12:48 pm at the LUC East Liberty Office.

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

Guests included: Caroline Ramsey, Honda of America;

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Wes Dodds moved a motion to approve the minutes from the December 12, 2019 meeting as written and Tyler Bumbalough seconded. All in favor.

1. Zoning and Subdivision Committee appointments
 - Nominations were opened, and Charles Hall nominated Scott Coleman as the Chair and Wes Dodds as the Co-Chair and Andy Yoder seconded. There were no other nominations received.
 - Charles Hall moved a motion to accept the recommended appointees and Andy Yoder seconded. All in favor.
2. Review of Perry Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
 - Caroline Ramsey of Honda of America introduced herself to the committee. She explained the reason for the change. The proximity to the Darby Headwaters is key to the request. Essentially, in the spirit of full disclosure, we want to carve that parcel out from the special designation and eventually, if successful, we want to donate it to the nature conservancy at part of the Darby Headwaters Preserve activities. We want to preserve it. We don't use it; we don't want to build on it. It's isolated so we haven't used it even though we could. We could keep it, but we've had a long-term relationship with the conservancy, since 1991. We've been active with them as they work to protect Darby Creek and its water. It's an exceptional warm water habitat and has some unique attributes. This is more of the headwater area of it. Their activities were closer to the first Honda Parkway exit, closer to Marysville. They've been working and they've been able to connect this whole parcel. It will kind of be the western cap, so to speak. I thought since it was unusual and something we don't do every day, I'd come and



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- explain. Besides the zoning changes and the donation, we'd have a covenant that would further prohibit other things from happening on the parcel
- Charles Hall asked a question about the map and explanation about what is around the headwaters.
 - Scott Coleman – Would their use, or preservation use, prevent it from continuing to be cultivated?
 - Caroline Ramsey – We've leased it to some farming operations previously, but the nature conservancy doesn't plan to continue that. We'll probably just let it go natural.
 - Charles Hall asked for clarification on the map for current zoning of other properties.
 - Wes Dodds – I believe there's an Ohio agricultural easement on that property. Although it's zoned residential, there's an easement on it.
 - Steve McCall moved a motion to accept the staff's recommendation of approval of the Perry Township Zoning Parcel Amendment based upon the staff report and Wes Dodds seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:07 pm with Steve McCall moving a motion to adjourn and Andy Yoder seconded. All in favor.

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