



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: Aug 6, 2020 Township: Zane Twp, Logan Co
Amendment Title: Rezoning Request: S3-141-00-00-030-000
M-1 District to I-1 District

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

Date of Request.

AUG 6, 2026

Logan-Union-Champaign Regional Planning Commission
c/o Brad Bodenmiller
PO Box 219
East Liberty, OH 43319
bradbodenmiller@lucplanning.com

RE: Zoning Parcel Amendment Application, Zane Township, Logan County
Amendment topic: Rezoning application – 53-141-00-00-030-000 – M-1 to I-1 District

Dear LUC Regional Planning Commission Committee Members:

The Zane Township Zoning Commission received an application from Smyrna Ready Mix Concrete, LLC to rezone parcel 53-141-00-00-030-000.

Description of Zoning Parcel Amendments.

The parcel number is 53-141-00-00-030-000 and the acreage proposed to be rezoned in Zane Township is +/- 10.672.

The application proposes to rezone the subject property from M-1 District to I-1 District. The proposed use of the property is a "Ready-mix concrete plant".

Public Hearing.

The Zane Township Zoning Commission of Logan County, Ohio, will hold a public hearing concerning the proposed amendments at 6:00P M on AUGUST 27, 2026, at the ZANE TWP

Point of Contact.

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

Name: PAUL GANTT

Phone: 614.206.2172

Address: 10918 TOWNSHIP RD. 157 Email: PGANTT1@GMAIL.COM
EAST LIBERTY, OH 43319

Sincerely,

Paul Gantt

Attachments.

1. Proposed Zoning Resolution Parcel Amendment(s) Application
2. Zoning District Purpose Statements
3. Zoning Map

ARTICLE VIII ESTABLISHMENT AND PURPOSE OF DISTRICTS

Section 800 Intent.

The following zoning districts are hereby established for the Township. For the interpretation of this Resolution, the zoning districts have been formulated to realize the general purposes as set forth in the Preamble of this Resolution. In addition, the specific purpose of each zoning district shall be as stated.

Section 810 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 major plat under Logan County's Subdivision Regulations. Some residential, commercial, and industrial development may be permitted as conditional uses under Section 560. On-site water and sewer facilities are permitted, provided such facilities comply with the Logan County Health Department's Regulations.

Section 811 Low Density Residential District (R-1).

The purpose of the low-density residential district is to provide land for single-family dwelling units not to exceed four (4) dwellings per acre with a central sewage system. If a central sewage system is not available, then the minimum lot size shall be 40,000 square feet exclusive of road right-of-way. This district shall also include land that is subdivided which requires a major plat under Logan County's Subdivision Regulations. Specific Permitted and Conditional Uses and minimum requirements are listed on the Official Schedule of District Regulations.

Section 812 Medium Density Residential District (R-2). The purpose of the medium density residential district is to provide land for single and multi-family housing units not to exceed eight (8) families per acre with a central sewage system.

Section 813 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.

Section 814 Local Business District (B-2).

The purpose of the local business district is to provide land for small retail and personal service establishments and service businesses offering convenience-type goods and services for the daily needs of the people in the general area.

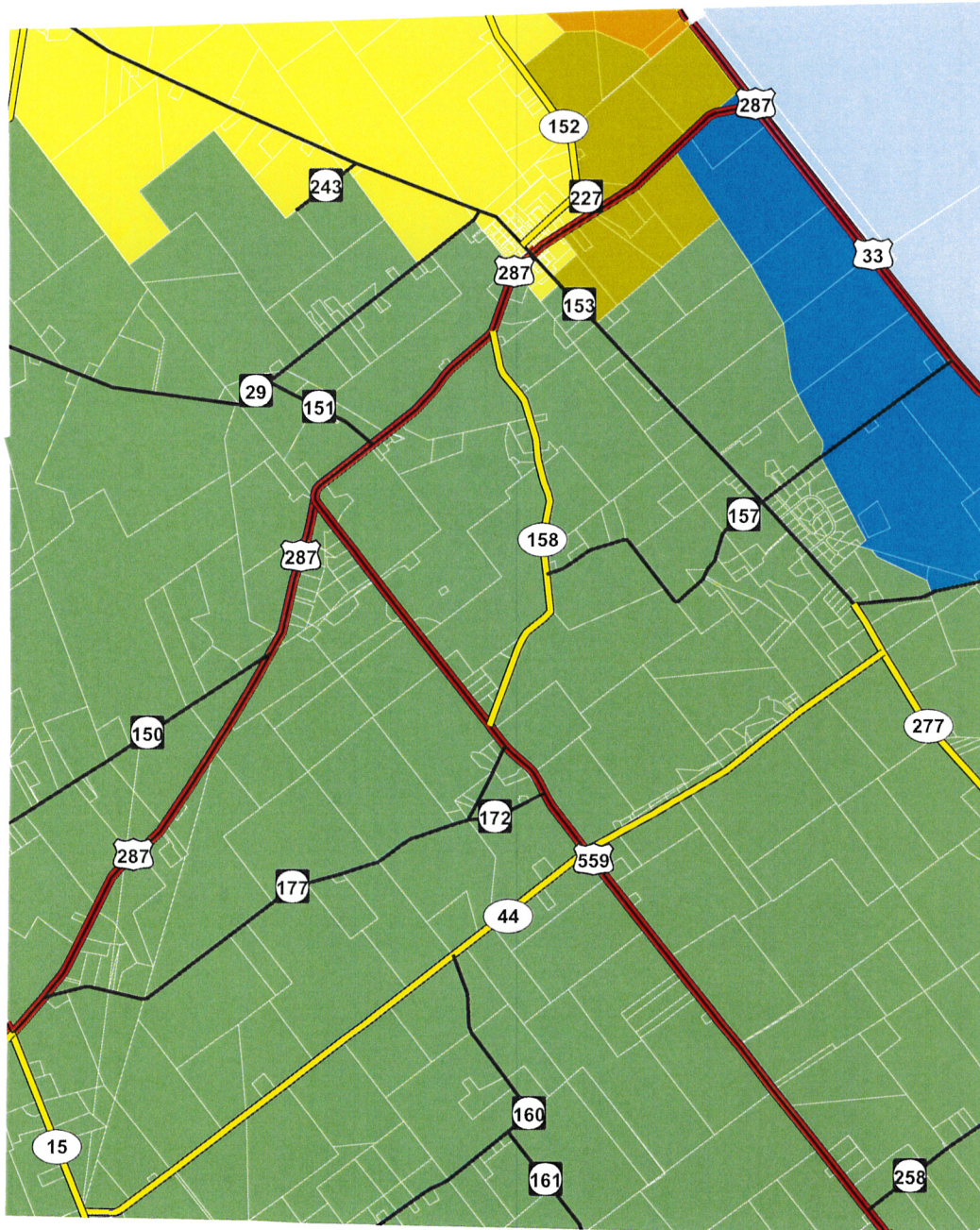
Section 815 Light Manufacturing District (M-1).

The purpose of the M-1 light manufacturing district is to encourage the development of manufacturing and wholesale business 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 and generate little industrial traffic. Heavy manufacturing is prohibited. Commercial development is prohibited unless introduced under the planned unit development approach. Group or central water and sewer facilities are required.

Section 815 Special Limited Industrial District (I-1). The purpose of the Special Limited Industrial District is to provide land to be used exclusively for major industrial or manufacturing or related purposes requiring a larger site than is required in the M-1 district, and specifically including without limitation: (a) establishments for the development, manufacture, and assembly of motor vehicles and other forms of transportation; the development, manufacture and assembly of production equipment; the development, manufacture and assembly of engines; the development, manufacture and assembly of power products and equipment; and any and all other processes related to any of the foregoing; (b) establishments and facilities for the conduct of research and testing concerning the development of: automotive, vehicular, and other forms of transportation; engines; power products and equipment; production equipment; any and all other processes related to any of the foregoing; and improved highway facilities for vehicular traffic; (c) transport terminals, any wholesale, storage (open or enclosed), or warehousing business structure or premises for receiving, storing and/or distributing goods, including railroad stations, lines, and terminals; (d) storage (enclosed by screening of one hundred (100%) percent opacity) of dismantled or wrecked motor vehicles or parts thereof used in connection with the research, development, and testing activities and uses under the foregoing clause (b); (e) aviation field (private); and (f) utilities to service all of the above; and excluding all other uses except as specifically permitted in this Resolution or the Official Schedule of District Regulations, provided that such permitted industrial or manufacturing establishments meet the requirements of Sections 1020 to 1024, inclusive, of this Resolution concerning Special Provisions for Commercial and Industrial Uses. In order to qualify for the I-1 District classification, a lot (as defined with respect to the I-1 District in Article II) must be comprised of at least nine hundred (900) contiguous acres and be owned, leased, or controlled by a person. (See Official Schedule of District Regulations.)

Zane Township

Logan County - Zoning Map



LEGEND

Roads

- Township Highways
- County Highways
- US/State Highways

Zoning

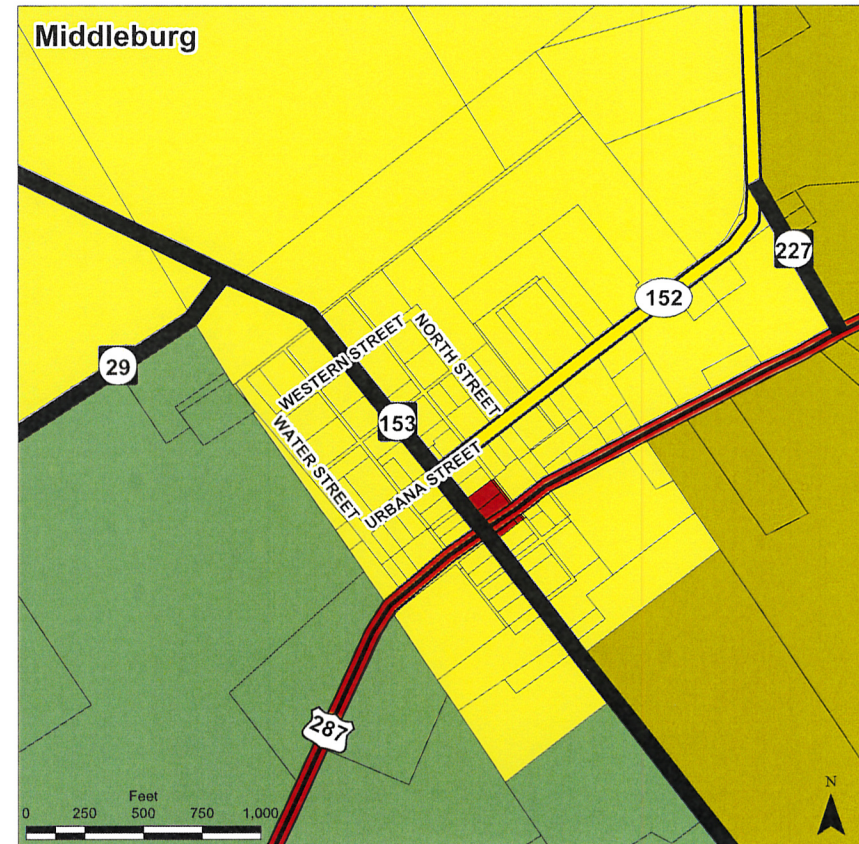
- U-1
- R-1
- R-2
- B-1
- B-2
- M-1
- OHTRC



DATE: 15 OCT 1996
 CREATED: 3/4/2020 (ACS)
 REVISED:

10820 ST. RT. 739
 EAST LIBERTY, OH 43319
 PHONE (937) 666-3431

Middleburg



**ZANE TOWNSHIP
ZONING COMMISSION
LOGAN COUNTY, OHIO
APPLICATION FOR CHANGE IN ZONING DISTRICT**

APPLICATION DATE: 6/15/2026 RESIDENT PHONE: _____

APPLICANTS NAME: Smyrna Ready Mix Concrete, LLC OTHER PHONE: 615-355-1028

ADDRESS: 1000 Hollingshead Circle, Murphreesboro, TN 37129

ADDRESS WHERE CHANGE IS REQUESTED: Corner of Stokes Road and State Route 287

PARCEL NR. WHERE CHANGE IS REQUESTED: 53-141-00-00-030-000

PRESENT ZONING DISTRICT: M-1 PROPOSED ZONING DISTRICT: I-1

PROPOSED USE OF PROPERTY: Ready-mix concrete plant

List all property owners who are within, contiguous to, and directly across the road or street from the property to be rezoned. Include any others that may have a substantial interest in the case.

<u>NAME:</u>	<u>ADDRESS:</u>
<u>Strata Marysville LLC</u>	<u>26230 Stokes Road, East Liberty, OH 43319</u>
<u>Midwest Express Inc</u>	<u>11590 Township Road 298, East Liberty, OH 43319</u>
<u>Drew and Ciaira Gerhan</u>	<u>25753 State Route 287, East Liberty, OH 43319</u>
<u>Robinson Investments</u>	<u>Northwest Parkway, Marysville, OH 43040</u>
<u>TJ Acquisitions</u>	<u>25625 State Route 287, East Liberty, OH 43319</u>
<u>Paul & Alisha Six</u>	<u>25965 Stokes Road, Marysville, OH 43040</u>
<u>Raymond Vazquez & Amanda Kemmer</u>	<u>19420 West Darby Road, Marysville, OH 43040</u>
<u>Jarod & Sierra Mathys</u>	<u>26057 Stokes Road, East Liberty, OH 43319</u>



SIGNATURE OF APPLICANT:

DATE: 7/21/2026

Submit this form in triplicate. Include a vicinity map showing property lines, proposed roadways, current structures, proposed structures, proposed zoning areas and all other information that would allow the Zoning Commission to arrive at a decision. These items are to be submitted to the Zoning Inspector. If necessary use additional sheets. Processing fee is \$1,000.00 to be included with the application. Make checks payable to Zane Township.

DATE RECEIVED: August 3, 2026 RECEIVED BY: Tom Scheiderer FEE PAID: \$1000.00

DATE Sent To Zoning Commission August 4, 2026 DATE Received By Zoning Commission August 4, 2026

RE: SRM APPLICATION FOR CHANGE IN ZONING DISTRICT

From Scott Feldt <sfeldt@premiercivil.com>

Date Mon 8/3/2026 2:57 PM

To tom scheiderer <tscheiderer@hotmail.com>

Tom – Our survey shows it as a vacant property. From aerial images it looks like it was being used as farming at one point.

Thanks,

Scott Feldt, PE
Premier Design Group
100 Midland Park Drive
Wentzville, MO 63385
Direct: 314-417-0546
Cell: 636-541-8457

From: tom scheiderer

Sent: Monday, August 03, 2026 1:22 PM

To: Scott Feldt <sfeldt@premiercivil.com>

Subject: SRM APPLICATION FOR CHANGE IN ZONING DISTRICT

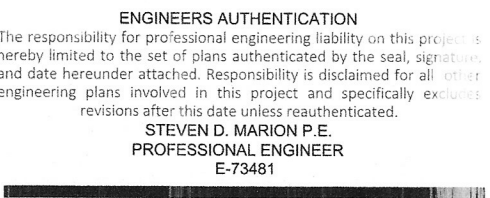
Hi Scot,

Just want to let you know that we have received your application. While reviewing the application I noticed one item was left out. Section 603 - 2 of the zoning resolution requires the present use of the parcel in question be listed.

Please send a return email indicating the present use of the parcel. I will attach it to the application and that will solve the problem. Everything else appears to be fine.

Thanks

Tom

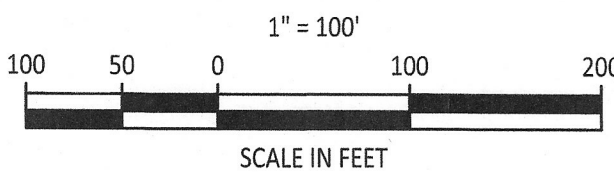


Date 6/18/2026

Sheet Number	
C-100	
Project No.	240982
Drawn By	S. FELDT
Checked By	S. FELDT

C-100

Project No.	2409820
Drawn By	S. FELDT
Checked By	S. FELDT





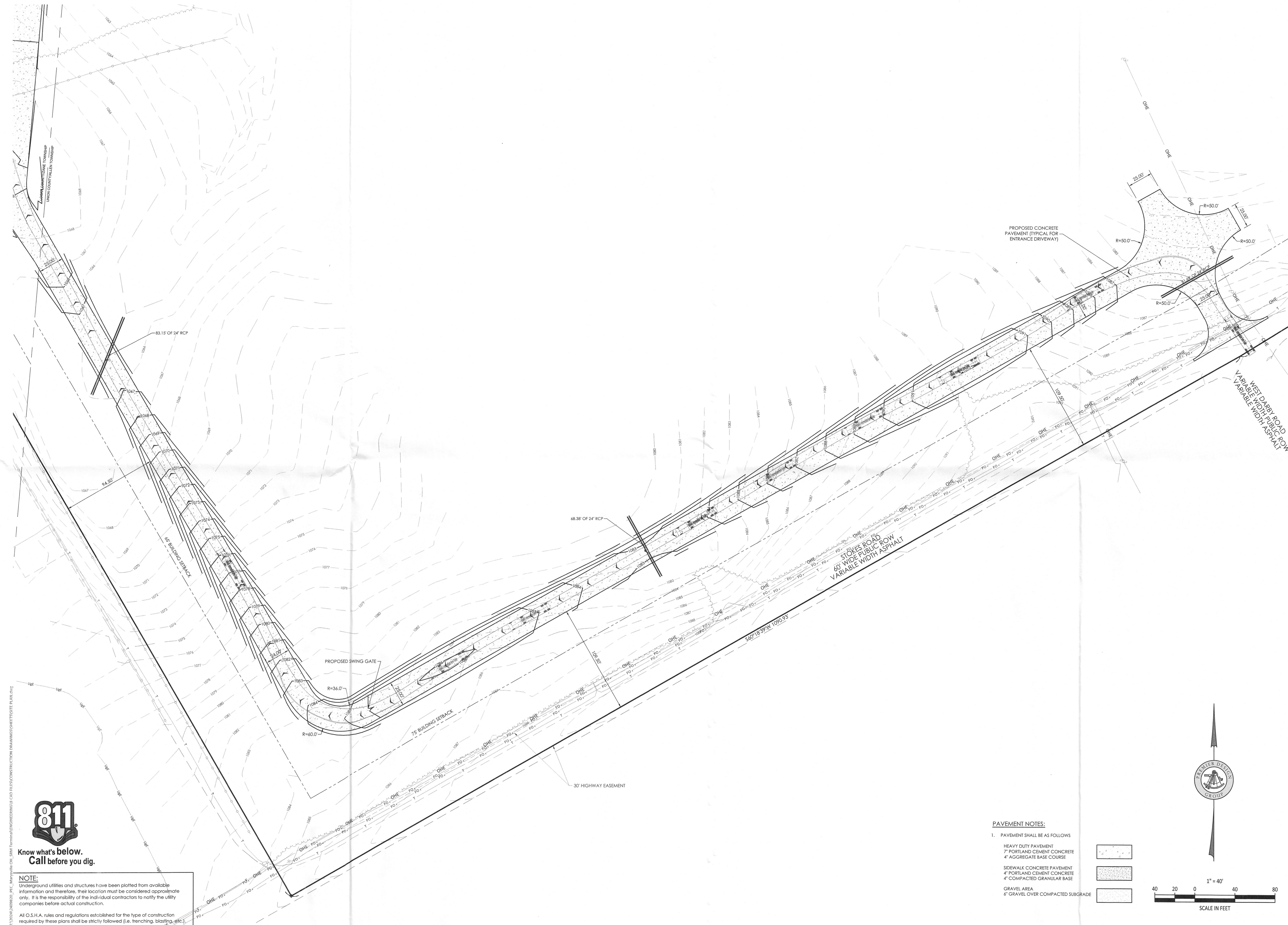
Project _____

Date 6/18/2026

Sheet Number	C-101
Project No.	2409820
Drawn By	S. FELDT
Checked By	S. FELDT

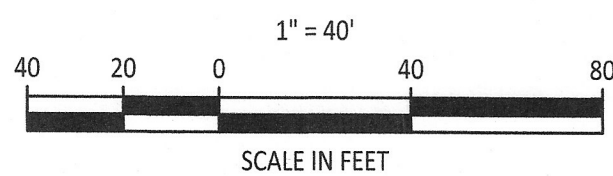
C-101

Project No.	2409820
Drawn By	S. FELDT
Checked By	S. FELDT





Project _____
Date 6/18/2026



Project No.	2409820
Drawn By	S. FELDT
Checked By	S. FELDT

All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)

N/F STRATA MARYSVILLE LLC
4370 LA JOLLA VILLAGE DR STE 960
SAN DIEGO, CA 92122
APN: 53-141-00-00-022-038