



Zoning & Subdivision Committee
Tuesday, October 13, 2016, 12:30 pm

- Minutes from last meeting of September 6, 2016
 - 1. Review of Allen Township Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller
 - 2. Review of Jerome Township Text Amendment (Union County)– Staff Report by Brad Bodenmiller
 - 3. Review of Liberty Township Parcel Amendment (Union County)– Staff Report by Brad Bodenmiller

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Chad Flowers – City of Marysville Planning
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Vince Papsidero – City of Dublin Planning Director
Tom Scheiderer – Jefferson Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Dave Gulden – LUC
Heather Martin – LUC
Brad Bodenmiller – LUC



Staff Report – Allen Township Zoning Amendment

Jurisdiction:	Allen Township Zoning Commission c/o Charlotte Blumenschein, Vice Chair 16945 Allen Center Road Marysville, OH 43040 (937) 642-9551
Applicant:	Sandmacko, LLC c/o David Watkins 145 E. Rich St. Columbus, OH 43215 (614) 947-8600 dw@planklaw.com
Request:	<p>The Zoning Commission received an application to rezone a portion of a 32.119 acre parcel from Professional Services District (B-1) to Heavy Retail/Wholesale District (B-3).</p> <p>Parcel(s) involved:</p> <ul style="list-style-type: none">• 0300070480000 <p>Total acreage:</p> <ul style="list-style-type: none">• 32.119 acres <p>Acreage proposed to be rezoned:</p> <ul style="list-style-type: none">• 10 acres of the 32.119 acre parcel <p>Existing use:</p> <ul style="list-style-type: none">• Agriculture <p>Proposed use:</p> <ul style="list-style-type: none">• Trucking contractor (Parking of semi-tractors and trailers)
Location:	<p>The 10 acre area is the eastern third of the 32.119 acre parcel. It fronts Northwest Parkway and is bounded by US Hwy 33 to its south.</p> <p>The 32.119 acre parcel is in the northeast corner of the US Hwy 33 and Darby-Pottersburg Road interchange. It also has frontage on Northwest Parkway.</p>



Staff Report – Allen Township Zoning Amendment

Staff Analysis:

Zoning Resolution & Comprehensive Plan

Generally, the properties between US Hwy 33 and Northwest Parkway are intended for development as commercial and manufacturing. This is a long-term vision and likely will not build-out overnight.

The existing zoning of the entire 32.119 acre parcel is Professional Services District (B-1). The adjacent properties are zoned Rural District (U-1) and Heavy Manufacturing District (M-2).

The B-1 District and the B-3 District have distinctly different purposes. The B-1 District is intended for professional offices. The B-3 District is intended for heavy retail, including uses like auto dealer sales, implement dealers, and wholesale retailers.

There are no adjacent Heavy Retail/Wholesale Districts (B-3). The nearest B-3 District is over 1 mile from the 10 acres proposed to be rezoned.

This particular proposal is problematic because it would create an isolated, unrelated district.

Zoning Districts

Reclassifying the B-1 District may have unintended consequences that change the uses and character already designated for this area. Rezoning does not authorize a single use; it authorizes the variety of uses permitted by the particular district. The B-3 District is the most intense commercial district. The broad range of uses in the B-3 District may best be located near existing, planned locations.

Further Study

The Union County Comprehensive Plan acknowledges the importance of the US 33 Corridor. This interchange involves industries critical to the regional economy, industries that have a multiplier effect.

Additionally, fiber optic cable is planned from US Hwy 33 and Route 161 to TRC in East Liberty. This new condition, the availability of fiber, will be a new and significant infrastructure change.

This area is already planned, but an analysis—separate from this application—could be performed. The analysis could



Logan-Union-Champaign regional planning commission

Staff Report – Allen Township Zoning Amendment

	study this interchange and the Northwest Parkway corridor. Items the plan might incorporate include a vision statement, land use and infrastructure elements, potential impacts from the availability of fiber, and an economic study. Any recommended reclassification or modification to existing permitted and conditional uses would be based on a larger, comprehensive rezoning.
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Staff Recommendations:	Staff recommends <i>DENIAL</i> of the proposed zoning amendment. The predominant reason being that the proposed rezoning would create an isolated, B-3 District island, which is unrelated to the purpose of the existing B-1 District.
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Z&S Committee Recommendations:	
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Logan-Union-Champaign regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: 09/19/2016 Township: Allen

Amendment Title: Lewco Properties, LLC - Piper Trucking

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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<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

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Allen Township, Union County

Ron Chapman, Trustee
Jack Rausch, Trustee
Don McCreary, Trustee
Cande Brake, Fiscal Officer

16945 Allen Center Road
Marysville, Ohio 43040
Phone: 937-642-9551
Fax: 937-642-0014

To: Logan-Union-Champaign Regional Planning Commission
From: Allen Township Zoning Commission
Date: September 19, 2016
Re: Rezoning Parcel

The Allen Township Zoning Commission will hold a public hearing concerning an application for a zoning amendment to change part of a parcel of land from B-1 Professional Services to B-3 Heavy Retail/Wholesale District on Thursday, October 20, 2016, at 7:00 p.m. at the Allen Township Community Building, 16945 Allen Center Road, Marysville, Ohio 43040.

The parcel consists of 32.119 acres located on Northwest Parkway. The eastern 10 acres will be split from the larger tract for the zoning change. The current zoning is B-1 Professional Services which is for professional offices and professional businesses with low traffic volume. The applicant requests a change to B-3 Heavy Retail/Wholesale District which is suitable for a trucking contractor business and moderate to heavy traffic volume. Information pertinent to this application is available at the Allen Township Community Building during business hours.

The recommendation will be submitted to the Allen Township Trustees for their action after the conclusion of the hearing.

Allen Township Zoning Commission
Charlotte Blumenschein, Vice Chairman
Allen Township Community Building
16945 Allen Center Road
Marysville, Ohio 43040
(937) 642-9551

Brad Bodenmiller

From: Charlotte Blumenschein <dudley@centurylink.net>
Sent: Thursday, September 22, 2016 1:30 PM
To: Brad Bodenmiller
Cc: Hamilton, Allison
Subject: Allen Township Zoning Commission

Importance: High

To Whom It May Concern:

The Allen Township Zoning Commission received the application for a zoning amendment for *Lewco Properties, LLC—Piper Trucking* on Thursday, September 15, 2016, at their regularly scheduled meeting. A hearing date of October 20, 2016, was set at that time.

Charlotte Blumenschein, Vice Chairman
Allen Township Zoning Commission

COPY

APPLICATION FOR ZONING AMENDMENT

ALLEN TOWNSHIP, UNION COUNTY, OHIO

Application Number _____

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): Sandmacko, LLC / David Watkins, attorney
 Name of Owner: Lewco Properties, LLC
 Mailing Address: c/o Plank Law Firm, LPA, 145 E. Rich St. Columbus OH 43215
 Phone: 614-947-8600 - David Watkins
2. Location Description: Section _____ Range _____ Township _____
 OR Virginia Military Survey Number 3151 Lot# _____
 (If not located in a platted subdivision or community attach a legal description)
3. Existing Use: Agricultural
4. Proposed Use: Trucking Contractor - see attached
5. Present Zoning District/Classification: B-1 / Professional Services
6. Proposed Zoning District/Classification: B-3 Heavy Retail / Wholesale
7. Supporting Information. Attach the following items to the application.
 - a. A vicinity map showing property lines, streets(roads) and existing & proposed zoning.
 - b. 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.

Date: 9/8/16

Applicant's Signature: _____

- Ryan Piper

Owner's Signature: _____

- Bob Lewis

FOR OFFICIAL USE ONLY ZONING COMMISSION

Date Filed: 9/8/16 Date of Public Hearing: _____ Date of Notice In Paper: _____

Date of Notice to Property Owners: _____ Fee Paid: _____

Recommendation of Zoning Commission: Approval _____ Denial _____

If Denied, State Reason: _____

Date: _____

Allen Township Zoning Commission: _____

Chairperson

ALLEN TOWNSHIP, UNION COUNTY, OHIO

Application Number: _____

Allen Township Board of Trustees

Date of Recommendation Received from Zoning Commission: _____

Date of Public Hearing: _____ Date of Notice in Newspaper: _____

Action By Township Trustees: Approval _____ Denial _____

If Denied, State Reason: _____

Date: _____ Allen Township Board of Trustees: _____

Fiscal Officer

**APPLICATION FOR ZONING AMENDMENT
ALLEN TOWNSHIP, UNION COUNTY, OHIO**

Applicant: **Sandmacko, LLC**
c/o Atty. David Watkins
Plank Law Firm, LPA
145 E. Rich Street, 3rd Flr
Columbus, Ohio 43215
(614) 947-8600
dw@planklaw.com

Location Description:

The application involves property located in Allen Township, being a portion of Tax Parcel I.D. No. 03-0007048.0000. The property is the eastern 10 acres of the parcel that will be split from the larger 32.119 acre tract.

The Applicant has attached a map depicting the property and a legal description of the 32.119 acre tract. The applicant has attached a preliminary survey of the 10 acres. The applicant will provide the Board of Township Trustees with a legal description of the 10 acres prior to the Board's passing of a resolution adopting the new zoning classification.

Proposed Use:

The Applicant operates as a trucking contractor. Current customers include CEVA Logistics. The Applicant provides trucking services related to the shipment of material for Honda Motor Company and other businesses.

The Applicant intends to park semi-tractors and trailers on the rezoned property. This use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the area. The use will not be hazardous or disturbing to existing or future neighboring uses. The traffic associated with Applicant's use will be minimal. There will be no net increase in traffic, as the Applicant presently uses the roads in the vicinity while providing trucking services related to Honda Motor Company.

The amendment of the zoning classification from B-1 to B-3 promotes the general welfare and good zoning practices of Allen Township.

Property Owners:

A list of all property owners within, contiguous to and directly across the street (road) from the proposed rezoning area is attached to the application.

EXHIBIT "A"

TRANSFERRED

201411170008200 11/17/2014
Pages: 2 F: \$28.00 11:11 AM
Teresa Markham T20140005450
Union County Recorder DOC: DEED

NOV 17 2014

ANDREA WEAVER, AUDITOR

This conveyance has been examined and the Grantor
complied with Section 319.202 of the Revised Code

FEE \$
EXEMPT 50 d vly

Warranty Deed - Ohio
Statutory Form

KNOW ALL MEN BY THESE PRESENTS

THAT

GROVE COMPLEX, an Ohio General Partnership,

of Union County, State of Ohio, for valuable consideration paid, grants

with GENERAL WARRANTY COVENANTS to

LEWCO PROPERTIES LLC, an Ohio Limited Liability Company,

whose tax mailing address is

P.O. Box 399, Marysville, OH 43040

the following real property:

Real estate situated in the Allen Township of Union County, Ohio; in the Virginia Military Survey Number 3151, being part of the 157.1 acre tract (out of the tax map 32.119 acre tract, north side U.S. Route 33) of the Virgil R. and Hilda F. Brown Trustees, Brown Family Trust (Deed Record 331, page 800) and being further bounded and described as follows:

BEGINNING at a set pony spike in the centerline of County Highway 133 (Northwest parkway, variable width) at station 148+51.88 (stationing utilizes monument 171+00, 60 feet left Ohio Department of Transportation Right-of-way Plan LOG 33-31.33 UNI-33-0.00-957 Sheet 421);

thence with the centerline of County Highway 133, South 68° 50' 19" East, 1464.15 feet to a found railroad spike (Sta. 163+16.01) at the northwest corner of a 4.500 acre tract of Mike Mascherino and Ubaldo Monaco trustees (Official Record 46, page 460);

thence with the westerly line of said 4.500 acre tract, South 04° 05' 36 " East, 858.29 feet to a found three-fourths (3/4) inch diameter iron pipe at the south corner of the aforesaid 4.500 acre tract, also being in the west line of the Mike Mascherino and Ubaldo Monaco, trustee 19.942 acre tract (Deed Record 336, page 705) (passing over a found three-fourths (3/4) inch diameter iron pipe at 66.34 feet);

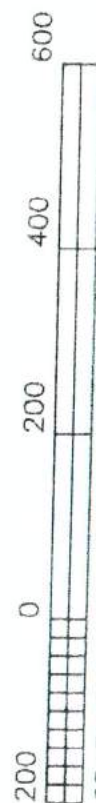
thence with the west line of said Mascherino and Monaco 19.942 acre tract, South 31° 17' 57" West, 63.70 feet to a found three-fourths (3/4) inch diameter iron pipe in the northerly limited access right-of-way of U.S. Route 33 (UNI-33-1.99) at station 168+51.70, 155 feet left;

S 68°50'19"E 1138.37' ↗ N NORTHWEST PARKWAY

10.000 ACRES
(PROPOSED)

10,000 S.F.
LEASE AREA

U.S. ROUTE 33



GRAPHIC SCALE - FEET

thence with seven (7) consecutive lines of said U.S. Route 33 Limited Access right-of-way:

1. North 68°58'49" West (reference bearing), 351.70 feet to a set iron pipe (Sta. 165+00, 155 feet left);
2. North 65°01'19" West, 202.67 feet to a set iron pipe (Sta. 163+00, 170 feet left);
3. North 70°10'07" West, 608.57 feet to a set iron pipe (Sta. 157+00, 180 feet left);
4. North 73°26'35" West, 481.95 feet to a set iron pipe (Sta. 152+25, 181.47 feet left);
5. North 57°40'11" West, 454.54 feet to a set iron pipe (Sta. 148+01.49, 322.29 feet left);
6. North 35°46'17" East, 572.38 feet to a found concrete right-of-way monument at station 60+00, 70 feet right (Pottersburg Road stationing);
7. North 48°58'31" East, 268.22 feet to the place of beginning.

Bearing (North 68°58'49" West) assumed from the aforesaid U.S. Route 33 (UNI-33-1.99 (sheet 14 of 16 plans)).

The tract as described from an actual field survey performed on or about July 29, 1997, by James A. Page (S-6034), of Page Engineering, Inc., Marysville, Ohio, contains 35.217 acres, more or less, of which 2.25 acres are subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034. The survey is recorded in Survey Record 15 in the office of the Union County Engineer.

Parcel #03-0007048.0000 Map #076-00-00-052.000
EXCEPT FOR EASEMENTS, RESTRICTIONS OF RECORD, ZONING ORDINANCES,
AND REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2014.

Prior Instrument Reference: Official Records Volume _____ Page _____

Executed this 12th day of November, 2014.

GROVE COMPLEX, AN OHIO GENERAL PARTERSHIP

BY: [Signature]
ROBERT H. LEWIS, MANAGING PARTNER

STATE OF OHIO
COUNTY OF UNION, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named GROVE COMPLEX, AN OHIO GENERAL PARTERSHIP, BY ROBERT H. LEWIS, ITS MANAGING PARTNER, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Marysville, Ohio, this 12th day of November, 2014.



[Signature]
NOTARY PUBLIC
LINDA L. GRUNDEN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 28, 2015

This instrument prepared by:
ALLEN, YURASEK, MERKLEN & OWENS-RUFF LLC
Attorneys at Law

Contiguous Property Owner Information

Name

- 1 Midwest Express, Inc.
- 2 Dee Ohio Properties, LLC
- 3 Monaco Family, LLC
- 4 Virgil & Hilda Brown
- 5 Honda of America MFG, Inc.
- 6 Lewco Properties, LLC

Mailing Address

11590 Township Rd. 298, East Liberty, OH 43319 *M-2*
 23308 Northwest Parkway, Marysville, OH 43040 *M-2*
 5296 Elmhurst Ave., Columbus, OH 43231 *U-1*
 22731 Darby Pottersburg Rd., Marysville, OH 43040 *U-1*
 2400 Honda Parkway, Marysville, OH 43040 *I-1*
 PO Box 399, Marysville, OH 43040 *B-1*

Section 250**Professional Services District (B-1)**

The purpose of the Professional, Institutional or Quasi-Public district is to provide land for professional offices: doctor, dentist, lawyer, accountant, financial institutions, insurance, professional business, broker, mortuary, school, day care center, health care, museum, etc. which may require highway orientation along or near major thoroughfares and intersections. Residential development is prohibited, but B-1 uses may be contiguous to an R-1 district. (See Schedule) Group or central water and sewer facilities may be required (see Section 567).

Conditional Uses: None

Some determining factors may be:

- A. Twelve (12) or less operating hours per day.
- B. Low traffic volume.
- C. Very low noise level.

Objectionable uses for this district are fireworks manufacture or sales and junk yards.

Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, and slaughter houses.

Section 251**Retail Store District (B-2)**

The purpose of the retail store district is to provide land for retail businesses such as, retail hardware, bowling alley, grocery, skating rink, drugstore, movie theatre, barber shop, beauty salon, home furnishing store, carry out and drive thru, eating establishments, bakery, butcher shop, and dry cleaners which may require highway orientation or location along or near major thoroughfares and intersections. Residential development is prohibited. (See Schedule) B-2 uses may not be contiguous to an R-1 district, unless a Twenty-five (25) foot wide buffer zone is provided. Group or central water or sewer facilities may be required.

Conditional Uses: Hotel/Motel, Permitted uses in B-1

Some determining factors may be:

- A. Low to medium noise level.
- B. Moderate to high traffic volume.

Objectionable uses for this district are fireworks manufacture or sales, and junk yards.

Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, and slaughter houses.

Section 252**Heavy Retail/Wholesale District (B-3)**

The purpose of the heavy retail district is to provide land for auto dealer sales, service and repair businesses such as plumbing, wholesale hardware supply, electric supply, lumber, building supply, service station, body shop, implement dealer, horticultural nursery, wholesalers, warehouse, trucking contractor, truck and tractor repair, veterinary clinic, kennels, animal boarding, construction/contractors, and hotel/motel with or without eating establishments, which require a highway orientation or large tracts of land. Residential development is prohibited. (See Official Schedule of District Regulations for Permitted Uses). B-3 uses may not be contiguous to an R-1 district, unless a Twenty-five (25)-foot wide buffer zone is provided. Group or central water and sewer facilities may be required.

Conditional Uses: Permitted uses in B-1 and B-2

Some determining factors may be:

- A. Medium noise level.
- B. Moderate to heavy traffic volume.

Objectionable uses for this district are fireworks manufacture or sales, and junk yards.

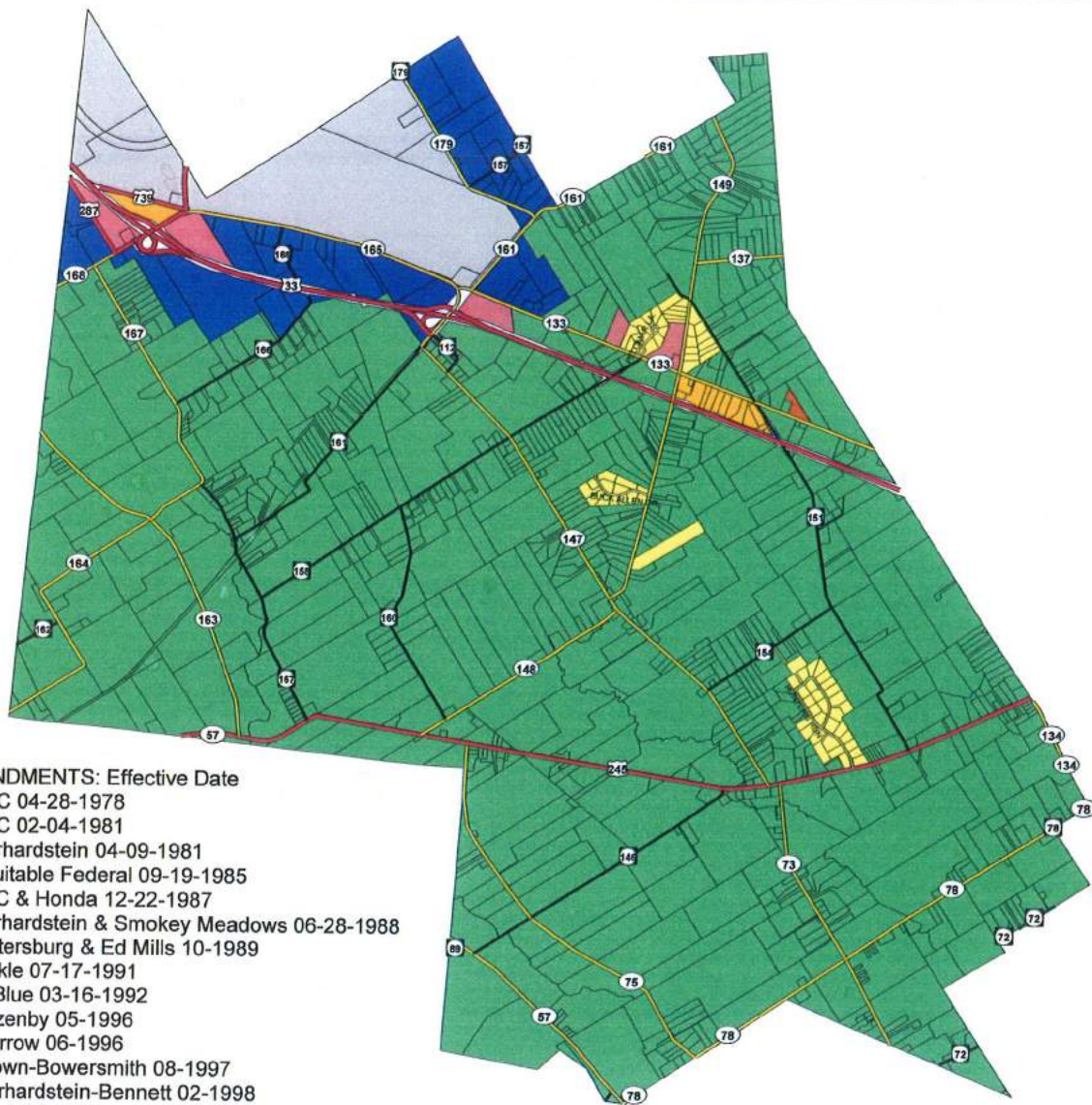
Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, and slaughter houses.

Section 260**Light Manufacturing District (M-1)**

The purpose of the light manufacturing district is to provide land for light manufacturing and related offices, printing and publishing, storage facilities, wholesale and warehousing or food processing facilities or industrial establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or pollution of any kind; operate within enclosed structures; and generate little industrial traffic. Heavy manufacturing or heavy industrial development is prohibited. A twenty-five (25) foot buffer zone must be provided when contiguous to U-1, R-1, R-2, B-1, B-2, B-3, SR-1, SR-2 or SR-3 Districts. Water and sewer facilities must be approved by appropriate agencies prior to issuance of zoning certificate.

Objectionable uses of this district are acid manufacture; explosives or fireworks manufacture or storage; garbage, offal or dead animal reduction or dumping; gas manufacture; glue manufacture or petroleum refining and residential.

Prohibited uses are slaughterhouses and adult entertainment establishments.



AMMENDMENTS: Effective Date

- # 1: TRC 04-28-1978
- # 2: TRC 02-04-1981
- # 3: Gerhardstein 04-09-1981
- # 4: Equitable Federal 09-19-1985
- # 5: TRC & Honda 12-22-1987
- # 6: Gerhardstein & Smokey Meadows 06-28-1988
- # 7: Pottersburg & Ed Mills 10-1989
- # 8: Zerkle 07-17-1991
- # 9: H. Blue 03-16-1992
- #10: Lazenby 05-1996
- #11: Morrow 06-1996
- #12: Brown-Bowersmith 08-1997
- #13: Gerhardstein-Bennett 02-1998
- #14: Hook 06-1998
- #15: Honda Trading -Adams 12-1998
- #16: Allen Twp. 03-1999
- #17: Allen Twp. 10-1999
- #18: Flower Trust 02-2001
- #19: Fries 03-2001
- #20: Ramsey 04-2001
- #21: Fries 12-2001
- #22: Isaac 08-2003
- #23: Eastman 09-2005



Allen Township Union County

Zoning

- | | | |
|-----------------------------|---------------------------|------------------|
| U-1: Rural | B-3 | Roads |
| R-1: Low Density Res. | M-1: Light Manuf. Dist. | Township Road |
| B-1: Service Business Dist. | M-2: Heavy Manuf. Dist. | Township Highway |
| B-2 | I-1: Special Limited Ind. | County Highway |
| | | State/US Highway |

0 0.3 0.6 1.2

Based on Official
Zoning map

Created on: September, 2004
Revised:



9676 Foundry St.
PO Box 219
East Liberty, OH 43319
Phone: (937) 686-2431
Fax: (937) 686-6203
E-mail: luc-rpc@rrhio.com



Staff Report – Jerome Township Zoning Amendment

Jurisdiction:	Jerome Township Zoning Commission c/o Anita Nicol 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480, ext. 102
Applicant:	Ford & Associates c/o Dean Baumgartner 1500 West First Avenue Columbus, OH 43212 (614) 488-6252
Request:	The Zoning Commission received an application to amend the existing Dublin Green PUD. The request is to amend the PUD Zoning Text. The amendment is regarding “outparcel” signage only.
Location:	The PUD is located in the northwest corner of State Route 161 & Industrial Parkway.

Staff Analysis:	<p>Proposed Changes</p> <p>A partial PUD Zoning Text was provided and the changes proposed are clouded in red. There are two changes:</p> <ol style="list-style-type: none">1. Ground signs: “Each outparcel shall be allowed one (1) monument sign per right-of-way frontage. The distance between outparcel monument signs shall not be less than 150 feet, <i>except where monument signs are located adjacent to Shopping Center access drive from State Route 161 or Industrial Parkway.</i>”2. Wall signs: “Outparcel buildings shall be permitted three (3) on-premise wall signs <i>per building tenant.</i> No graphic area shall be larger than 100 square feet per sign. The total aggregate graphic area for all such wall signs shall not exceed two hundred (200) square feet per building <i>tenant.</i>” <p>Ground Sign Change</p> <p>Distances between ground signs are depicted on the site plan, SD-1.1. The site plan shows the conflict that arises at the curb cuts; it’s not possible to locate the signs 150 feet apart.</p>
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Staff Report – Jerome Township Zoning Amendment

	<p>The proposed language is flexible enough that the signs can be placed anywhere along the right-of-way frontage, which provides flexibility for site visibility.</p> <p>Staff recommends additional language that is in the spirit of §615.07 of the Jerome Township Zoning Resolution, that no sign shall be located in such a way that it obstructs the view of approaching or intersecting traffic or interferes with the visibility or safety of vehicles or pedestrians entering, leaving, or crossing a public right-of-way. Language in LUC community zoning resolutions that is common is a requirement that no obstruction be placed within a triangle 20-50 feet (the distance varies between jurisdictions) from the intersection of intersecting right-of-way lines. In this case, it would be the drive and the right-of-way line.</p> <p>Wall Sign Change Examples of this change are provided on the building elevations, A-2.1 and A-2.2.</p> <p>Three (3) on-premise wall signs/two hundred (200) total square feet seems large. In the existing text, the maximum wall sign size is already one hundred (100) square feet. and the text provides restrictions that protect against unusual or disproportionate proposals.</p>
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Staff Recommendations:	Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed PUD Zoning Text amendment. Staff recommends additional language in “C. Ground signs: 1.” to address visibility at the Shopping Center access drives.
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Z&S Committee Recommendations:	
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Logan-Union-Champaign regional planning commission

Director: Dave Gulden

Zoning Text Amendment Checklist

Date: SEPT. 27, 2016

Township: JEROME

Amendment Title: MODIFICATION OF PUD TEXT RELATIVE TO OUTPARCEL BUILDING TENANT SIGNAGE & MONUMENT SIGN PLACEMENT

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	<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 Text 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"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<u>N/A</u>	<u>N/A</u>

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

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

September 27, 2016

LUC Regional Planning Commission
Attn: Dave Gulden
Box 219
East Liberty, Ohio 43319

Dear Dave Gulden:

This letter is to inform you that Dean Baumgartner of Ford & Associates filed an application on September 26, 2016 requesting to modify PUD text relative to outparcel building tenant signage and monument sign placement and is PUD-06-112-MOD-04 Dublin Green, which is Parcel ID # 15-00310180030 (1.2120 acres), 00310180040 (18.2570 acres), and 1500310182010 (3.1470 acres) and is located at the northwest corner of Route 161 and Industrial Parkway. This application will come before the Jerome Township Board of Zoning Commission on Monday, October 24, 2016 at 7:00 p.m. here at the Jerome Township Hall at 9777 Industrial Parkway, Plain City, Ohio 43064.

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

Sincerely yours,



Anita Nicol
Clerk

Brad Bodenmiller

From: jeromezclerk@aol.com
Sent: Monday, October 3, 2016 3:46 PM
To: Brad Bodenmiller
Subject: Re: LUC packet

Yes it is. I thought maybe I forgot to put the letter in. Sorry and thanks!

Anita

-----Original Message-----

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
To: jeromezclerk <jeromezclerk@aol.com>
Sent: Mon, Oct 3, 2016 3:41 pm
Subject: RE: LUC packet

I just wanted to confirm that it's a public hearing on October 24, not a regular meeting.

Bradley J. Bodenmiller

Planner II | LUC Regional Planning Commission

P.O. Box 219 | 9676 E. Foundry | East Liberty, Ohio 43319

P: (937) 666-3431 | F: (937) 666-6203

www.lucplanning.com | [Find us on Facebook!](#)

From: jeromezclerk@aol.com (<mailto:jeromezclerk@aol.com>)
Sent: Monday, October 3, 2016 3:33 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: Re: LUC packet

I am sorry Brad. I just now looked at my emails. Yes I am in the office. The packet that I sent you will be heard at the October 24, 2016 Zoning Commission Meeting. Thanks!

Anita

-----Original Message-----

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
To: jeromezclerk <jeromezclerk@aol.com>
Sent: Mon, Oct 3, 2016 11:13 am
Subject: LUC packet

Anita,

Are you in the office this afternoon? I'd like to give you a call at 2:30 PM.

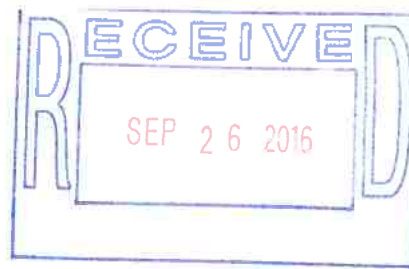
Bradley J. Bodenmiller

Planner II | LUC Regional Planning Commission

P.O. Box 219 | 9676 E. Foundry | East Liberty, Ohio 43319

P: (937) 666-3431 | F: (937) 666-6203

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FORD & ASSOCIATES

A R C H I T E C T S

September 26, 2016

Mr. Gary Smith, Zoning Inspector
Jerome Township, Ohio
9777 Industrial Parkway
Plain City, Ohio 43064

Re: PUD-06-112
Dublin Green
N.W.C. State Route 161 & Industrial Parkway

Dear Gary:

Ford & Associates is submitting application on behalf of Joseph Skilken Realty, Inc. for Modification of Existing PUD. We request modification of the PUD Zoning Text with respect to the following:

1. Original PUD Zoning Text: **Part Three – Signage; C – Ground Signs; Item 1.** – Each outparcel shall be allowed one (1) monument sign per right-of-way frontage. The distance between outparcel monument signs shall not be less than 150 feet.


Request that PUD Zoning Text be modified to read: Each outparcel shall be allowed one (1) monument sign per right-of-way frontage. The distance between outparcel monument signs shall not be less than 150 feet, except where monument signs are located adjacent to Shopping Center access drive from State Route 161 or Industrial Parkway.

2. Original PUD Zoning Text: **Part Three – Signage; G – Outparcel Building Signs; Item 3.** – Outparcel buildings shall be permitted three (3) on-premise wall signs. No graphic area shall be larger than 100 square feet per sign. The total aggregate graphic area for all such wall signs shall not exceed two hundred (200) square feet per building.

Request that PUD Zoning Text be modified to read: Outparcel buildings shall be permitted three (3) on-premise wall signs per building tenant. No graphic area shall be larger than 100 square feet per sign. The total aggregate graphic area for all such wall signs shall not exceed two hundred (200) square feet per building tenant.

Please contact me with any questions, or for any additional information required for this review.

Sincerely,
FORD & ASSOCIATES ARCHITECTS, INC.


Dean L. Baumgartner
Architect

z:\steveskilken\dublingreen\zoning\2016-9-26-statement.doc

1500 WEST FIRST AVENUE
COLUMBUS, OHIO 43212

614.488.6252
FAX 614.488.9963

- a. Pitched roofs with gabled or hipped ends.
 - b. Glass roofs are acceptable in portions of a structure
 - c. Mansard roofs
 - d. Flat roofs are permitted but must utilize parapets or cornices.
4. Use of roof pitches on outparcel buildings shall be encouraged.
5. Prefabricated metal buildings and untreated masonry block structures are prohibited.
6. In the event no retail shops are constructed to veneer the anchor user on the northeast corner of the Property, the east (side) elevation of the anchor building shall incorporate the same materials used on the south (front) elevation of the anchor store. Additionally, the east elevation of this building shall incorporate architectural features such as belts, soldier courses, articulation, etc. to reduce the mass of the building.

B. Architectural Requirements - Outparcel Buildings

1. Each outparcel building shall be designed to be compatible with the retail center. Each outparcel building shall employ the same exterior building materials as the retail center (or similar materials if such materials are not available). The maximum height of any outparcel building shall be twenty eight (28) feet except for architectural features such as parapets, cupolas, etc.
2. In the event pitched roofs are used on an outparcel building, such pitched roofs shall have a minimum of an 8/12 pitch. Smaller outparcel buildings are encouraged to use pitched roofs.

PART THREE – SIGNAGE

A. Signage - General Requirements:

1. These standards shall apply to the following permitted sign types:
 - a. Freestanding Signs
 - b. Wall Signs
 - c. Directional/informational signs
 - d. Canopy signs
 - e. Under-canopy signs
 - f. Nameplate signs
 - g. Window signs.
2. The graphic area of a sign shall be defined as the entire area enclosing the limits of wording, representation, emblem, or any figure of similar character, any of which forms an integral part of the display or serves to differentiate such display from the structure to which it is affixed. Any background materials, color or area defined by a border or a frame shall be included as part of the graphic area.
3. The sign area shall be defined as the area enclosed by the perimeter of the aggregate sign face. For a sign, composed of letters only, the sign area is the sum

of the area of the smallest contiguous rectangle capable of containing all adjoining letters.

4. Permanent sign type illumination shall be provided by one of the following manners:
 - a. Individually mounted, internally illuminated, face lit, channel letter.
 - b. Individually mounted, internally illuminated reverse channel letter ("halo" illuminated letter).
5. Prohibited graphic types shall include but are not limited to the following:
 - a. Wall mounted enclosed cabinet signs.
 - b. Roof top signs.
 - c. Flashing, traveling, animated, rotating, audible or intermittently illuminated signs.
 - d. Permanent or temporary banners, other than the center's banners and pennants that are described herein.
 - e. The use of building walls for display of advertising.
 - f. Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.
 - g. No sign shall be attached to any fence within the right-of way of any road.
 - h. Advertising devices that attempt, or appear to attempt, to direct movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.
 - i. No vehicle, trailer or equipment of any type may be parked on a building premise or lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.
 - j. Exposed neon graphics or text that is mounted to either the exterior face of the building or that is mounted within the building that is visible from the exterior of the building.
 - k. Pole signs.
6. Window Signs shall not exceed 15 square feet per store.
7. Service and Address Signage: Each service/loading dock area is permitted to have the following message area on building elevation centered directly above door access: "Service Entrance", "Exit", etc. maximum letter height to be 6 inches.
8. Building address signage shall be indicated on front storefront glass doors and rear service doors to each individual tenant address by installing 6 inch high, white vinyl letters in Helvetica lettering style.

B. Shopping Center Identification Signs:

1. Developer shall be permitted to have three (3) Shopping Center Identification Signs listing the name of the shopping center and names of selected tenants. The Primary Shopping Center Identification Sign, shown on Sheet A-2.4 of the Elevations, will have a maximum of eight (8) tenants listed on the sign. The two Secondary Shopping Center Identification Signs, shown on Sheet A-2.4 of the Elevations, will have a maximum of fourteen (14) tenants listed on each sign.

2. The Primary Shopping Center Identification sign shall not exceed sixty (60) feet in height. The Secondary Shopping Center Identification Signs shall not exceed fifty (50) feet in height.
3. Tenant panels on the Shopping Center Identification signs shall be internally illuminated.

C. Ground signs:

1. Each outparcel shall be allowed one (1) monument sign per right-of-way frontage. The distance between outparcel monument signs shall not be less than 150 feet, except where monument signs are located adjacent to Shopping Center access drive from State Route 161 or Industrial Parkway.
2. Monument signs shall have a maximum height of six (6) feet and a maximum width of ten (10) feet. The graphic area shall not exceed sixty (60) square feet per sign face.
3. All monument signs are to be constructed with a masonry base that is consistent with the materials used in the main retail center as shown on the exhibits marked Sheet SDA-4 and SDA-5 attached.
4. All monument signs shall be placed in a landscaped area.
5. Each outparcel may provide appropriate directional signage at ingress/egress access points. On site permanent directional signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design, material and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be four (4) square feet.
6. Monument signs may be internally or externally illuminated. Light sources to externally illuminate signs shall be shielded from view.
7. The background color of the graphic area for each monument sign shall be a buff color and shall match the background color of the tenant panels of the Shopping Center Identification Signs.

D. Retail Center Tenant Signage – In-line Retail:

1. Use of individually mounted letters shall be limited to the fronts, or with endcap tenants, front and sides of stores relative to each tenant space. In all instances the message area letters and/or its sign panel shall be mounted directly to the building face.
2. All tenant signage shall be internally illuminated. Letter returns shall be dark gray.
3. Graphic area: The maximum graphic area for an in-line tenant shall be two (2) square feet of graphic area for each one (1) linear foot of wall to which the signage is to be mounted.

4. The horizontal width of each tenant's sign shall be a maximum of 80% of the width of such tenant's storefront width. Each tenant sign shall be centered on that tenant's storefront except in the event physical features of the building prevent centering, in which case tenant's sign may be offset to permit the placement of the sign.
5. Sign height: The maximum mounting height of any sign shall not exceed twenty (20) feet above grade and shall not extend above the roof or line of the parapet construction.
6. Maximum letter height shall be 30", except that maximum height of the upper case letters may be 36". Special attention to descent letters will be considered.
7. The sign area must terminate twenty-four inches (24") inside the tenant space side limits or corner of a building.

E. Retail Center Tenant Signage – Anchor Store:

1. Use of individually mounted letters shall be limited to the fronts of stores relative to each tenant space. In all instances the message area letters and/or its sign panel shall be mounted directly to the building.
2. All tenant signage shall be internally illuminated. Letter returns shall be dark gray.
3. Graphic area: The maximum sign area of an anchor store tenant shall be two (2) square feet of wall sign for each one (1) linear foot of wall to which the signage is to be mounted. Total graphic area shall not exceed four hundred (400) square feet per facade.
4. Sign height: The maximum mounting height of any sign shall not exceed twenty-eight (28) feet above grade and shall not extend above the roof or line of the parapet construction.
5. Maximum letter height shall be 72".
6. The sign area must terminate twenty-four inches (24") inside the tenant space side limits or corner of a building.

F. Tenant Blade Signs:

1. Each tenant may be permitted to select one of the (2) projecting blade sign options indicated at a maximum of (3) square feet of graphic area. See attached exhibits marked Sheet SDA-1 and SDA-2 attached.
 - a. Each blade sign shall be of the same color as the tenant's canopy sign letters
 - b. The tenant's name to be no greater than 3 inches in height and to have a ¼" wide decorative border on the blade sign painted gold.
2. No part of any blade sign shall be less than eight (8) feet above the sidewalk or ground level.

G. Outparcel Building Signs:

1. All wall mounted signage may be internally or externally illuminated. Letter returns shall be dark gray.
2. The horizontal width of each tenant's copy shall be a maximum of 80% of the width of the wall on which is located.
3. Outparcel buildings shall be permitted three (3) on-premise wall signs. No graphic area shall be larger than 100 square feet per sign. The total aggregate graphic area for all such wall signs shall not exceed two hundred (200) square feet per building ^{per building tenant.} tenant.
4. Outparcel building wall signs shall not be mounted higher than twenty-four (24) feet above grade and no less than ten (10) feet above grade and shall not extend above the roof or line of the parapet construction.

H. Service/Fuel Station Signage:

1. Signage which displays the purchase price of fuels shall be comprehensively and permanently incorporated into the ground signage of any retail service station.
2. In addition to wall mounted signage as provided above, such retail service station may have two signs mounted to the soffit of any canopy placed over the fuel dispensing area. The maximum graphic area of any canopy signage shall be fifty (50) square feet. No canopy signage shall extend above the roofline or below the bottom of the canopy soffit on which it is mounted.
3. If the retail service station facility also has a car wash, not more than two wall mounted illuminated name signs not exceeding fifty (50) square feet of graphic area in the aggregate may be mounted on the car wash facility (in addition to all other signs allowed in Part Three (H)(1) and (2) above.)

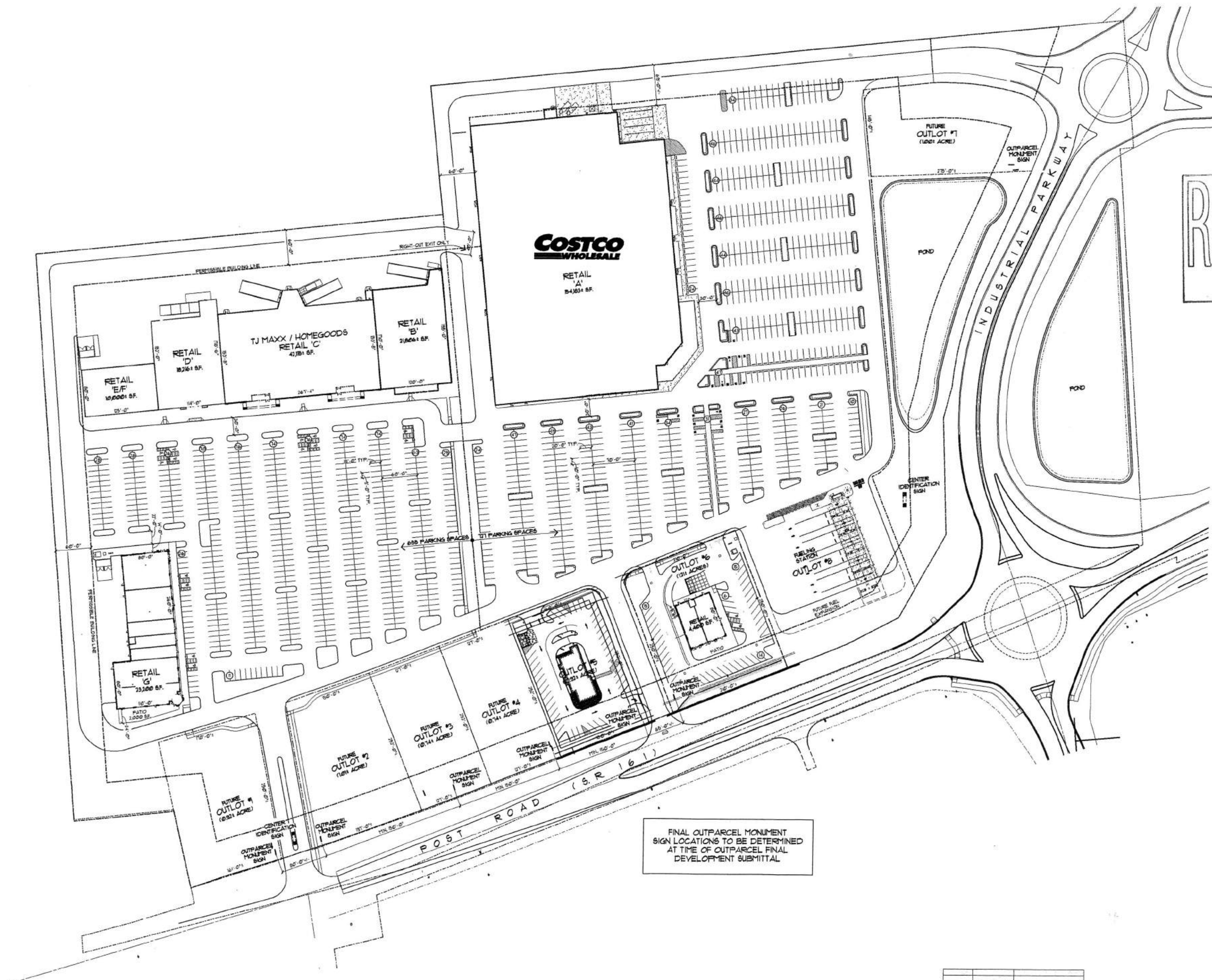
SEP 26 1964

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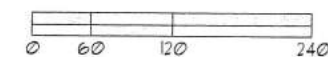
ISSUE	REVISION	DATE
F.O. REVIEW	-	SEPT. 26, 97
	A	
	B	
	C	
	D	
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	G	
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	V	
	W	
	X	
	Y	
	Z	

Page 4 of 10

DUBLIN GREEN



PROPOSED RETAIL SITE DEVELOPMENT PLAN
SCALE: 1" = 80'-0"





B WEST BUILDING ELEVATION
SCALE 1/4" = 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

POTENTIAL
OUTPARCEL
BUILDING
ELEVATIONS



(B) EAST BUILDING ELEVATION
SCALE 1/4" = 1'-0"

DUBLIN GREEN
POST ROAD (S.R. 161) & INDUSTRIAL PARKWAY
DUBLIN, OHIO
JEROME TOWNSHIP
FOR
JOSEPH SKILKEN & CO.
383 S. THIRD STREET
COLUMBUS, OHIO 43215

Copyright 2018. All Drawings are and shall remain the property of Ford & Associates Architects, Inc. and may not be used, duplicated, or altered without the written consent of the Architect.

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

POTENTIAL
OUTPARCEL
BUILDING
ELEVATIONS



Staff Report – Liberty Township Zoning Amendment

Jurisdiction:	Liberty Township Zoning Commission c/o Chad Herriott & Dave Thomas PO Box 122 Raymond, OH 43067 (937) 246-0264, ext. 2 (937) 537-0511
Applicant:	Brian & Alisha Owens 22497 Liberty West Road Raymond, OH 43067 (937) 209-9920
Request:	<p>The Zoning Commission received an application to rezone a portion of a 14.688 acre parcel from Low Density Residential District (R-1) to Local Business District (B-2).</p> <p>Parcel(s) involved:</p> <ul style="list-style-type: none">• 2200200010010 <p>Total acreage:</p> <ul style="list-style-type: none">• 14.688 acres <p>Acreage proposed to be rezoned:</p> <ul style="list-style-type: none">• 1.478 acres of the 14.688 acre parcel <p>Existing use:</p> <ul style="list-style-type: none">• The application reads, “Vacant, partial agriculture.”• Staff noted the 14.688 acres is predominantly agriculture and includes a dwelling. <p>Proposed use:</p> <ul style="list-style-type: none">• Commercial
Location:	<p>The 1.478 acre area is in the northeastern corner of the 14.688 acre parcel. It fronts US Hwy 347.</p> <p>The 14.688 acre parcel is on the western edge of Raymond. It fronts and is on the south side of US Hwy 347.</p>



Staff Report – Liberty Township Zoning Amendment

Staff Analysis:

Zoning Resolution & Comprehensive Plan

Generally, Raymond can be described in three sections: The western and northern thirds are zoned Low Density Residential District (R-1) and the eastern third is zoned Local Business District (B-2).

The Comprehensive Plan outlines objectives based on resident input.

- Economic Development goals relevant to this request include: 1) Control and plan development to specified areas to maintain small-town and rural atmosphere. 2) Expand small and neighborhood businesses/services to maintain small-town atmosphere.
- Zoning and Land Use goals relevant to this request include: 1) Control and direct growth to preserve rural attitude and preserve open land. 2) Encourage residential growth in the areas adjacent to and surrounding the existing growth centers of Raymond and Peoria. 3) Target commercial growth to Raymond and Peoria and area immediately surrounding them. 4) Encourage farmland preservation in Liberty Township while at the same time honoring rights of farm/property owner.

The western third of Raymond is residential and the density transitions to agriculture. Surrounding parcels consist of dwellings with yards and open space, pitched roofs, and setbacks that increase with distance from Raymond. This existing neighborhood cannot be described as commercial—parking lots, drive-thrus, box buildings, deliveries, etc. Staff feels a commercial parcel would be out of character in the proposed location.

The U-1 District, R-1 District, and the B-2 District have distinctly different purposes. The U-1 District is intended to provide land suitable or used for agriculture, conservation, very low density residential, and public and quasi-public purposes. The R-1 District is intended to provide land for single family dwelling units located in a concentrated core area, such as this neighborhood in Raymond. The B-2 District is intended to provide land for retail and service establishments offering convenience-type goods and services.



Staff Report – Liberty Township Zoning Amendment

	<p>Light manufacturing is a conditional use, as some uses may make sense.</p> <p>This particular proposal is problematic because it would create an isolated, unrelated district.</p> <p>Zoning Districts</p> <p>Reclassifying the R-1 District may have unintended consequences that change the uses and character already designated for this area. Rezoning does not authorize a single use; it authorizes the variety of uses permitted by the particular district. The broad range of uses in the B-2 District may best be located near existing, planned locations.</p>
Staff Recommendations:	Staff recommends <i>DENIAL</i> of the proposed zoning amendment. The predominant reason being that the proposed rezoning would create an isolated, B-2 District island, which is unrelated to the existing neighborhood's character.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: Sept. 30, 2016 Township: Liberty Union CO.

Amendment Title: PC 22-002001.0010 District Chang. R1/B2

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<u>N/A</u>	<u>N/A</u>

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

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Liberty Township Zoning

P.O. Box 122

Raymond, Ohio 43067

937-246-0264, ext. #2

LUC Regional Planning Commission

9676 E. Foundry St.

P.O. Box 219

East Liberty, Ohio 43319

Sept. 30, 2016

To Whom It May Concern:

Please find enclosed documents related to a proposed change in zoning districts for a 1.478-acre parcel located at 21897 St. Rt. 347, Raymond, Ohio, in Liberty Township. A portion of Union County parcel number 2200200010010, currently owned by Brian and Alisha Owens, is zoned as R-1, low density residential. The Owenses are requesting a change to B-2, local business. The request, application number 33-16, was submitted Sept. 26, 2016.

The parcel and contiguous parcels are zoned as R-1 or U-1. Part of the parcel is residential yard and the remainder is being used for agriculture. The proposed parcel would divide parcel number 2200200010010. The landowners are requesting a zoning change to B-2, local business, for commercial use, which does not conform to the current zoning district.

Contiguous and adjoining parcels include the following:

Welch, Jerry Lee & Wanda S. Welch, parcel 2200200040000, R-1

Owens, Brian and Alisha, parcel 2200200010010, R-1 and U-1

Thomas, Marianne, (trust), parcel 2200201470000, R-1

Merriman, Stephen K., parcel 2200090190000, R-1

Dorothy L. Brehm, parcel 2200090160000, U-1

Stinemetz, William K., trustee, parcel 2200100060000, R-1

Fout, Benjamin R., parcel 220010050000, R-1

The Liberty Township Zoning Commission will be holding a public meeting on Oct. 26 at 7 p.m. in the Liberty Township Community Center to discuss this request.

For additional information on this proposal, contact the Liberty Township Zoning Office at P.O. Box 122, Raymond, Ohio 43067; phone: 937-246-0264, ext. #2 and talk with Chad Herriott. Zoning Commission Chairman Dave Thomas can be reached at 937-537-0511. Landowners Brian and Alisha Owens can be reached at 937-209-9920.

Thank you for your consideration of this matter.

A handwritten signature in black ink, appearing to read "Gail Keck", written in a cursive style.

Gail Keck, secretary

Liberty Township Zoning Commission

COPY

APPLICATION FOR ZONING AMENDMENT

Liberty Township

Union County, Ohio

Application # 33-16

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) Brian & Alisha Owens

Mailing address 22497 LIBERTY WEST ROAD RAYMOND, OH 43067

Telephone (937) 209-⁹⁹²⁰~~2028~~

2. Locational description: Section Range Township

 OR Virginia Military Survey Number 12472

Lot #

(If not located in a platted subdivision or community attach a legal description)

3. Existing use Vacant, partial agricultural

4. Proposed use Commercial

5. Present zoning district R-1

6. Proposed zoning district B-2

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.

9-26-16
Date

[Signature]
Applicant's Signature

For Official Use Only
Zoning Commission

Date filed

Date of Public hearing

ADJACENT PROPERTY OWNERS

POLING BETTY J
21829 ST RT 347
RAYMOND, OH 43067
PARCEL 2200200070000
CURRENT ZONING: R-1

OWENS BRIAN & ALISHA
21897 ST RT 347
RAYMOND, OH 43067
PART OF PARCEL 2200200010010
CURRENT ZONING: R-1

THOMAS ELDRIDGE DAVID TRUSTEE
21866 ST RT 347
RAYMOND, OH 43067
PARCEL 2200201470000
CURRENT ZONING: R-1

WELCH JERRY LEE & WANDA S WELCH
21849 MAIN ST
RAYMOND, OH 43067
PARCEL 2200200060000
CURRENT ZONING: R-1

OWENS BRIAN & ALISHA
21897 ST RT 347
RAYMOND, OH 43067
PART OF PARCEL 2200200010010
CURRENT ZONING: U-1

MERRIMAN STEPHEN K
21878 MAIN ST
RAYMOND, OH 43067
PARCEL 2200090190000
CURRENT ZONING: R-1

WELCH JERRY LEE & WANDA S WELCH
21849 MAIN ST
RAYMOND, OH 43067
PARCEL 2200200040000
CURRENT ZONING: R-1

STINEMETZ WILLIAM K TRUSTEE
21963 ST RT 347
RAYMOND, OH 43067
PARCEL 2200100060000
CURRENT ZONING: R-1

BREHM DOROTHY L
ST RT 347
RAYMOND, OH 43067
PARCEL 2200090160000
CURRENT ZONING: U-1

OWENS BRIAN & ALISHA
21897 ST RT 347
RAYMOND, OH 43067
PART OF PARCEL 2200200010010
CURRENT ZONING: R-1

FLOOD NOTE:
By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 39159C0250D, which bears an effective date of 12/16/08 and is NOT in a Special Flood Hazard Area.

DRAWN BY:	CHECKED BY:
TJW	MTM

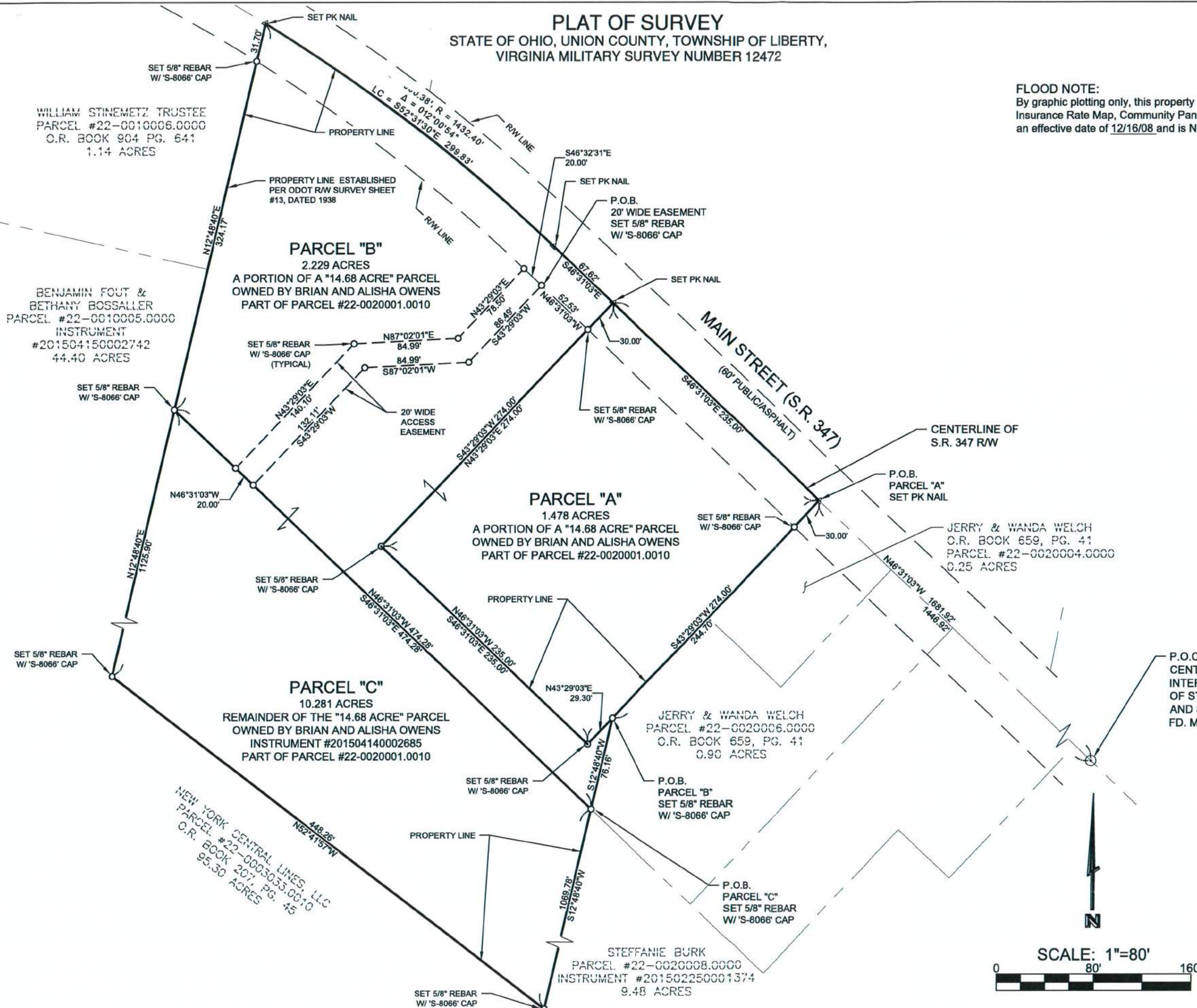
REVISIONS			
REV	DESCRIPTION	DATE	BY
0	PRELIMINARY DRAWINGS	08/01/16	TJW
1	EDIT LEGAL & OWNER REC.	08/19/16	TJW
2	ADDITIONAL SPLIT & EASEMENT	08/30/16	TJW
3	LOT SPLIT FOR REMAINDER	09/07/16	TJW
4	PER COUNTY ENGINEER	09/12/16	TJW



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SHEET TITLE
PLAT OF SURVEY

SHEET NUMBER	JOB NO.
S-1	1644424



PLAT OF SURVEY
STATE OF OHIO, UNION COUNTY, TOWNSHIP OF LIBERTY,
VIRGINIA MILITARY SURVEY NUMBER 12472

PARCEL "A" DESCRIPTION

PART OF VIRGINIA MILITARY SURVEY NUMBER 12472, LIBERTY TOWNSHIP, UNION COUNTY, OHIO, BEING PART OF BRIAN AND ALISHA OWENS' 14.688 ACRES DESCRIBED IN INSTRUMENT #201504140002685 DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF STATE ROUTE 347 (60'/PUBLIC) AND STATE ROUTE 739, THENCE NORTH 46°31'03" WEST ALONG S.R. 347 CENTERLINE A DISTANCE OF 1,446.92 FEET TO A SET PK NAIL AND THE **POINT OF BEGINNING**;

THENCE SOUTH 43°29'03" WEST ALONG THE NORTHWEST LINE OF A 0.25 ACRE PARCEL AND A 0.90 ACRE PARCEL OWNED BY JERRY & WANDA WELCH AS RECORDED IN OFFICIAL RECORD 659, PAGE 41 A DISTANCE OF 274.00 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP, PASSING A SET 5/8" IRON REBAR WITH S-8066 CAP AT 30.00 FEET ON THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 347, ALSO PASSING A SET 5/8" IRON REBAR WITH S-8066 CAP AT 244.70;

THENCE NORTH 46°31'03" WEST A DISTANCE OF 235.00 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP;

THENCE NORTH 43°29'03" EAST A DISTANCE OF 274.00 FEET TO A SET PK NAIL AT THE CENTERLINE OF STATE ROUTE 347, PASSING A SET 5/8" IRON REBAR WITH S-8066 CAP AT 244.00 FEET ON SAID RIGHT OF WAY;

THENCE SOUTH 46°31'03" EAST ALONG SAID CENTERLINE A DISTANCE OF 235.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 64,390.00 SQUARE FEET OR 1.478 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL "C" DESCRIPTION

PART OF VIRGINIA MILITARY SURVEY NUMBER 12472, LIBERTY TOWNSHIP, UNION COUNTY, OHIO, BEING PART OF BRIAN AND ALISHA OWENS' 14.688 ACRES DESCRIBED IN INSTRUMENT #201504140002685 DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF STATE ROUTE 347 (60'/PUBLIC) AND STATE ROUTE 739, THENCE NORTH 46°31'03" WEST ALONG S.R. 347 CENTERLINE A DISTANCE OF 1,446.92 FEET TO A SET PK NAIL;

THENCE SOUTH 43°29'03" WEST ALONG THE NORTHWEST LINE OF A 0.25 ACRE PARCEL AND A 0.90 ACRE PARCEL OWNED BY JERRY & WANDA WELCH AS RECORDED IN OFFICIAL RECORD 659, PAGE 41 A DISTANCE OF 244.70 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP, PASSING A SET 5/8" IRON REBAR WITH S-8066 AT 30.00 FEET ON THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 347 (60'/PUBLIC);

THENCE SOUTH 12°48'40" WEST A DISTANCE OF 76.16 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP ON THE EAST LINE OF A 9.48 ACRE PARCEL OWNED BY STEFFANIE BURK AS RECORDED IN INSTRUMENT #201502250001374 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 12°48'40" WEST ALONG SAID LINE A DISTANCE OF 1,069.78 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP ON THE NORTH LINE OF A 95.30 ACRE PARCEL OWNED BY NEW YORK CENTRAL LINES, LLC AS RECORDED IN OFFICIAL RECORD 207, PAGE 45;

THENCE NORTH 52°41'57" WEST ALONG SAID LINE A DISTANCE OF 448.26 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP ON SOUTHEAST CORNER OF A 44.40 ACRE PARCEL OWNED BY BENJAMIN FOUT AND BETHANY BOSSALLER, AS RECORDED IN INSTRUMENT NUMBER 201504150002742;

THENCE NORTH 12°48'40" EAST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 1,125.90 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP;

THENCE SOUTH 46°31'03" EAST A DISTANCE OF 474.28 FEET, PASSING OVER TWO SET 5/8" IRON REBAR WITH S-8066 CAPS AT 384.94 FEET AND 404.94 FEET TO THE **POINT OF BEGINNING**. CONTAINING 447,844.03 SQUARE FEET OR 10.281 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL "B" DESCRIPTION

PART OF VIRGINIA MILITARY SURVEY NUMBER 12472, LIBERTY TOWNSHIP, UNION COUNTY, OHIO, BEING PART OF BRIAN AND ALISHA OWENS' 14.688 ACRES DESCRIBED IN INSTRUMENT #201504140002685 DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF STATE ROUTE 347 (60'/PUBLIC) AND STATE ROUTE 739, THENCE NORTH 46°31'03" WEST ALONG S.R. 347 CENTERLINE A DISTANCE OF 1,446.92 FEET TO A SET PK NAIL;

THENCE SOUTH 43°29'03" WEST ALONG THE NORTHWEST LINE OF A 0.25 ACRE PARCEL AND A 0.90 ACRE PARCEL OWNED BY JERRY & WANDA WELCH AS RECORDED IN OFFICIAL RECORD 659, PAGE 41 A DISTANCE OF 244.70 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP, PASSING A SET 5/8" IRON REBAR WITH S-8066 CAP AT 30.00 FEET ON THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 347 (60'/PUBLIC) AND THE **POINT OF BEGINNING**;

THENCE SOUTH 12°48'40" WEST A DISTANCE OF 76.16 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP ON THE WEST LINE OF A 0.90 ACRE PARCEL OWNED BY JERRY & WANDA WELCH AS RECORDED IN OFFICIAL RECORD 659, PAGE 41.

THENCE NORTH 46°31'03" WEST ALONG SAID LINE A DISTANCE OF 474.28 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP PASSING OVER SET 5/8" IRON REBAR WITH S-8066 CAPS AT 384.94 FEET AND 404.94 FEET;

THENCE NORTH 12°48'40" EAST ALONG THE EAST LINES OF A 44.40 ACRE PARCEL OWNED BY BENJAMIN FOUT AND BETHANY BOSSALLER, AS RECORDED IN INSTRUMENT #201504150002742 AND A 1.14 ACRE PARCEL OWNED BY WILLIAM STINEMETZ AS RECORDED IN OFFICIAL RECORD 904, PAGE 641 A DISTANCE OF 324.17 FEET TO A SET PK NAIL ON SAID CENTERLINE, PASSING A SET 5/8" IRON REBAR WITH S-8066 CAP AT 292.47 FEET ON SAID RIGHT OF WAY;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 300.38 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,432.40 FEET, A CENTRAL ANGLE OF 12°00'54", AND CHORD BEARING SOUTH 52°31'30" EAST 299.83 FEET TO A SET PK NAIL AT THE POINT OF TANGENCY;

THENCE SOUTH 46°31'03" EAST A DISTANCE OF 67.62 FEET TO A SET PK NAIL ON SAID CENTERLINE;

THENCE SOUTH 43°29'03" WEST ALONG SAID CENTERLINE A DISTANCE OF 274.00 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP, PASSING A SET 5/8" IRON REBAR WITH S-8066 CAP AT 30 FEET ON SAID RIGHT OF WAY;

THENCE SOUTH 46°31'03" EAST A DISTANCE OF 235.00 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP;

THENCE NORTH 43°29'03" EAST A DISTANCE OF 29.30 FEET TO THE **POINT OF BEGINNING**. CONTAINING 97,093 SQUARE FEET OR 2.229 ACRES. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

20' WIDE ACCESS EASEMENT DESCRIPTION

PART OF VIRGINIA MILITARY SURVEY NUMBER 12472, LIBERTY TOWNSHIP, UNION COUNTY, OHIO, BEING PART OF BRIAN AND ALISHA OWENS' 14.688 ACRES DESCRIBED IN INSTRUMENT #201504140002685 DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX FOUND AT THE CENTERLINE INTERSECTION OF STATE ROUTE 347 (60'/PUBLIC) AND STATE ROUTE 739, THENCE NORTH 46°31'03" WEST ALONG S.R. 347 CENTERLINE A DISTANCE OF 1,681.92 FEET TO A SET PK NAIL;

THENCE SOUTH 43°29'03" WEST A DISTANCE OF 30.00 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP ON THE SOUTHERLY RIGHT OF WAY OF S.R. 347;

THENCE NORTH 46°31'03" WEST A DISTANCE OF 52.53 FEET ALONG SAID RIGHT OF WAY TO A SET 5/8" IRON REBAR WITH S-8066 CAP AND THE **POINT OF BEGINNING**;

THENCE SOUTH 43°29'03" WEST A DISTANCE OF 86.49 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP;

THENCE SOUTH 87°02'01" WEST A DISTANCE OF 84.99 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP;

THENCE SOUTH 43°29'03" WEST A DISTANCE OF 132.11 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP;

THENCE NORTH 46°31'03" WEST A DISTANCE OF 20.00 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP;

THENCE NORTH 43°29'03" EAST A DISTANCE OF 140.10 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP;

THENCE NORTH 87°02'01" EAST A DISTANCE OF 84.99 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP;

THENCE NORTH 43°29'03" EAST A DISTANCE OF 78.50 FEET TO A SET 5/8" IRON REBAR WITH S-8066 CAP ON THE SOUTHERLY RIGHT OF WAY OF STATE ROUTE 347;

THENCE SOUTH 46°32'31" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 6,071.84 SQUARE FEET OR 0.14 ACRES.

CLIENT NAME:
RAYMOND, OH
DG, LLC.
361 Summit Blvd., Suite 110
Birmingham, AL 35243

DRAWN BY:
TJW

CHECKED BY:
MTM

REVISIONS

REV	DESCRIPTION	DATE	BY
0	PRELIMINARY DRAWINGS	06/01/16	TJW
1	EDIT LEGAL & OWNER REC.	08/19/16	TJW
2	ADDITIONAL SPLIT & EASEMENT	08/30/16	TJW
3	LOT SPLIT FOR REMAINDER	09/07/16	TJW
4	PER COUNTY ENGINEER	09/12/16	TJW

PLANS PREPARED BY:



Professional Surveying & Engineering
MI-OH-IN-IL-IA-VA-TN-NE-PA-WI-MN-MO-SD-KS-OK
231-943-0050 FAX: 231-943-0051 TOLL FREE: 877-520-LAND
www.towersurveyors.com

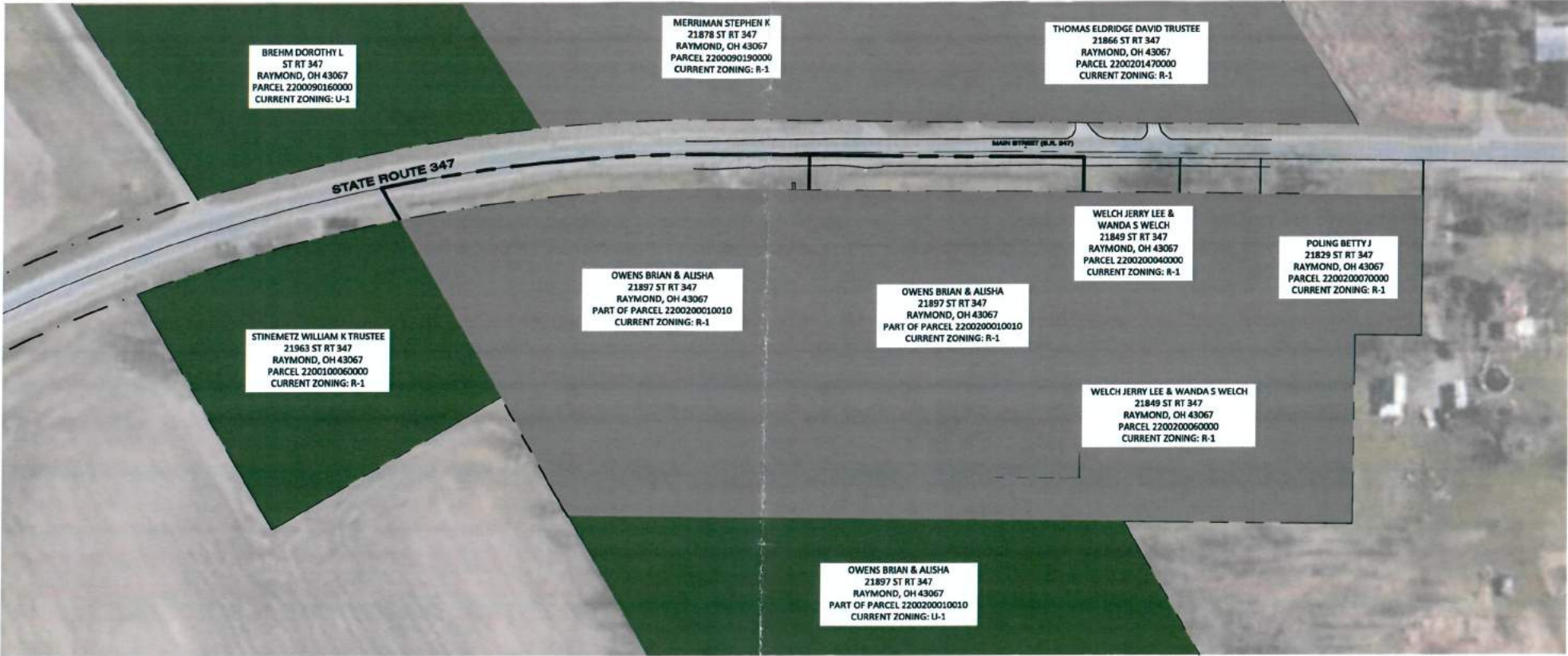
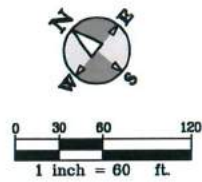
BASIS OF BEARINGS: OHIO
STATE PLANE COORDINATE
SYSTEM, NORTH ZONE (3401),
NAD 83, 1986 ADJUSTMENT.

SHEET TITLE
PLAT OF SURVEY

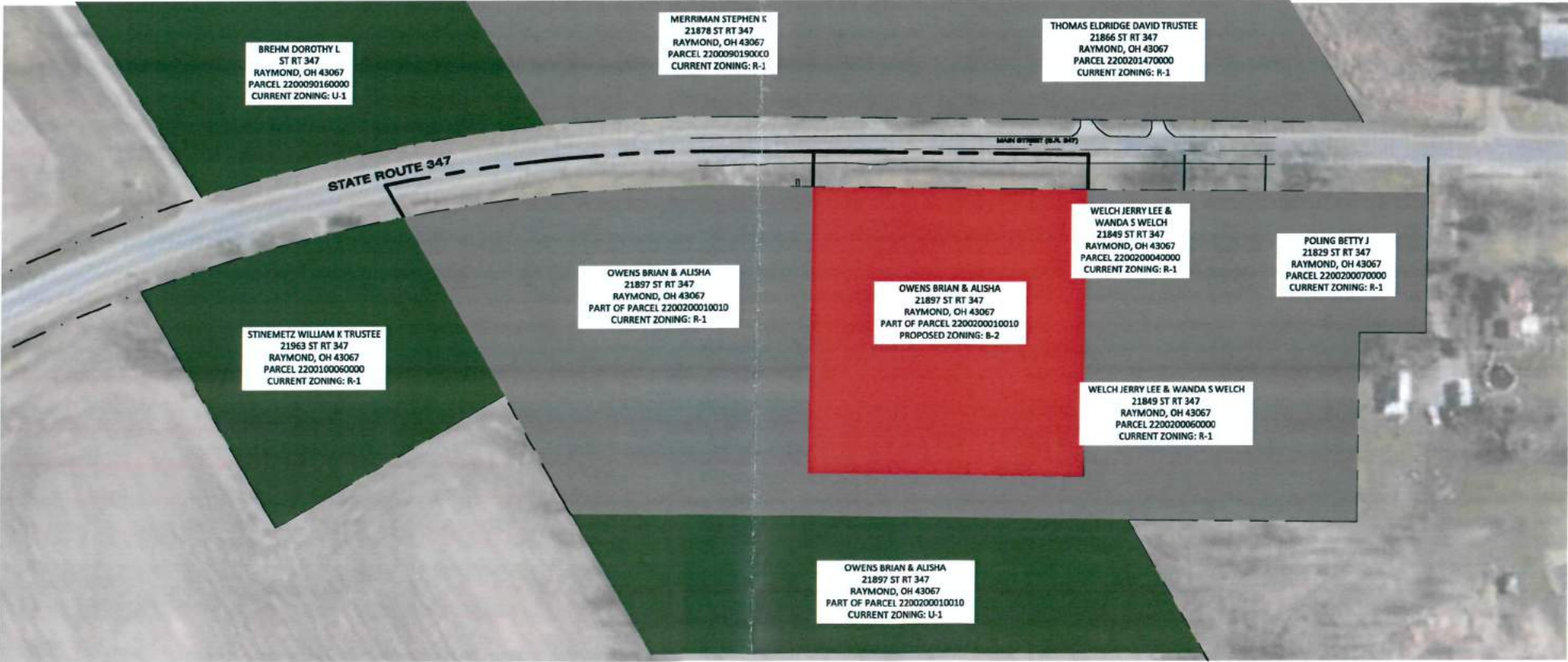
SHEET NUMBER
S-2

JOB NO.
1644424

CURRENT ZONING



PROPOSED ZONING



hurley & stewart, llc
2800 south 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



Job No: 16-001 P.M.T.D.H. D/L AP Q/A/QC: 08/31/16
ISSUED FOR/REVISIONS: 08/31/16
/1 REZONE
COPYRIGHT © of Hurley & Stewart, LLC

VICINITY MAP
RAYMOND, OH DOLLAR GENERAL
CAPITAL GROWTH, BUCHALTER

Sheet Title:
Project:
Client:
08/31/16
Sheet
1
of 1

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 and to comply with the Liberty Township Comprehensive Plan. In addition, the specific purpose of each zoning district shall be as stated.

Section 810 Rural Undeveloped District (U-1). The purpose of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residential, 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 the County's Subdivision Regulations (See Subdivision definition). Some residential, commercial, and industrial development may be permitted as Conditional Uses under Section 560. Onsite water and sewer facilities are permitted, provided such facilities comply with the County Health Department regulations. Specific Permitted and Conditional Uses are listed on the Official Schedule of District 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 located in a concentrated core area. This district shall also include land that is subdivided which requires a major plat under the County's Subdivision Regulations (See Subdivision definition). Specific Permitted and Conditional Uses are listed on the Official Schedule of District Regulations.

Section 812 High Density Residential District (R-3). The purpose of the R-3 High Density Residential District is to permit the establishment of high density multi-family dwellings not to exceed twelve (12) dwelling units per gross acre if a central sewerage system is available. Specific Permitted and Conditional Uses and minimum requirements are listed on the Official Schedule of District Regulations.

Section 813 Local Business District (B-2). The purpose of the local business district is to provide land for retail and service establishments offering convenience-type goods and services. Light manufacturing is a Conditional Use. Specific Permitted and Conditional Uses are listed on the Official Schedule of District Regulations.

Section 814 Heavy Manufacturing District (M-2). The purpose of this District is to provide land for major manufacturing, processing, storage, warehousing, mineral extraction, research and testing facilities, and similar operations. These activities may require large sites, extensive community services, have large, open storage and service areas, and generate greater industrial traffic than in a light manufacturing district. Specific Permitted and Conditional uses are listed on the Official Schedule of District Regulations.

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

<u>Zoning Districts</u> (Symbols as used on the Official Zoning Map)	<u>Permitted Uses</u> (Accessory Uses and essential services are included)	<u>Conditional Uses</u> (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)
1	2	3
U-1 RURAL UNDEVELOPED	Orchards; Agriculture; Very low density residence; Public & quasi-public use; Nursery (Greenhouse), Tree & plant; Permanent foundation sited manufactured dwelling; Small Wind Projects Less than 5MW.	Shopping-type retail; Convenience-type retail; Offices; Public service facility; Animal hospital, clinic, kennel; Home occupation; Commercial & non-commercial recreation & related eating establishment; Service business; Craft & gift shop; Mineral extraction; Light & Heavy manufacturing; Signs & advertising structures; Mobile home;
R-1 LOW DENSITY RESIDENTIAL	Single-family dwelling; Public & quasi-public use; Permanent foundation sited manufactured dwelling;	Public service facility; Home occupation; Service business; Personal service; Small Wind Projects Less than 5MW.
R-3 HIGH DENSITY RESIDENTIAL	Multi-family dwelling; Single family dwelling; Permanent foundation sited manufactured dwelling; Public & quasi-public use;	Home occupation; Non-commercial recreation; Offices; Personal service; Service business; Public service facility; Small Wind Projects Less than 5MW.
B-2 LOCAL BUSINESS	Convenience & shopping-type retail; Offices; Service business; Drive-in business; Eating & drinking establishment; Commercial recreation; Personal services; Transient lodgings; Single & multiple family dwellings* Club; Public and quasi-public use; Supply yard; Permanent foundation sited manufactured dwelling;	Wholesale & warehousing; Animal hospital, clinic, kennel; Printing & publishing; Food processing; Truck terminal or business; Light manufacturing; Public service facility; Signs & advertising structures; Small Wind Projects Less than 5MW.
M-2 HEAVY MANUFACTURING	Light & heavy manufacturing & related offices; Wholesale & warehousing; Printing and publishing; Public quasi-public uses; Single-family dwelling** Permanent foundation sited manufactured dwelling; Supply yard; Small Wind Projects Less than 5MW.	Signs & advertising structures; Public service facility;
I-1 SPECIAL LIMITED INDUSTRIAL	Agriculture & farms; Industry, light & heavy manufacturing; Research, development & testing; Wholesale and warehousing; Transport terminals; Aviation field (private); Storage (open or enclosed) of new vehicles; Storage (enclosed by screening of 100% opacity) of dismantled or wrecked motor vehicles or parts thereof used in connection with research, development & testing; Utilities (structures & installations which are necessary utilities to service a permitted use within the I-1 district. ACCESSORY USES: Accessory uses & structures used in conjunction with any permitted use shall be allowed, including without limitation uses or structures for recreational, health, eating & related purposes.	Signs & advertising structures not otherwise specifically permitted; Off-premise signs/billboards; Adult Entertainment Facilities; Public service facility; Small Wind Projects Less than 5MW.

	MINIMUM LOT SIZE (S.F.) EXCLUDING ROAD RIGHT-OF-WAY		LOT FRONT AGE	MAXIMUM % OF LOT TO BE OCCUPIED	MINIMUM FLOOR AREA	MAXIMUM HEIGHT		MINIMUM YARD DIMENSIONS (ft.)			
	With sewage on-site treatment	With group or central sewage treatment	Width/ Feet	Principal and Accessory Buildings	Sq. ft.	# of Stories	# of Feet	Front	Side Yards		Rear
									One side yard	Sum of side yards	
	4	5	6	7	8	9	10	11	12	13	14
U-1	130,680		250'	25	1400	2.5	35	100	20	40	30
R-1	87,120	10,800	150 80	25	1400	2.5	35	100 (35)	20 (10)	40 (20)	30 (30)
R-3	87,120	5,400 (single) 2,700 (multi)	150	30	1400	2.5	35	100	20	40	30
			60		850	2.5	35	25	4	10	30
			70		575	3	40	25	4	10	30
B-2	87,120	15,000	150 100	100	none	3	40	0	**	**	0
M-2	87,120	15,000	150 100	50	none	4	50	100	10*	30*	30*
I-1	900 acres*	900 acres*	500	So long as the other I-1 requirements are complied with, there shall be no restrictions on the number of square feet of buildings which may be constructed or structurally altered, or the % of the lot to be occupied, on property in the I-1 District, regardless of any restriction as to the number of buildings per lot contained in Article X, Section 1060 of this Resolution.	none	8	96	***	***	***	***

** Numbers in () are measurements for lots with group or central sewage treatment

	ACCESSORY BUILDINGS Maximum Height (feet)- Column 15 Minimum distance in feet from lot line- Column 16 (side) & 17 (rear)			MINIMUM MANDATORY OFF-STREET PARKING SPACE (One unit for each)	MINIMUM MANDATORY OFF-STREET LOADING SPACE	SIGNS PERMITTED	OTHER PROVISIONS AND REQUIREMENTS (Supplementary regulations prohibitions, notes etc.)
	15	16	17	18	19	20	21
U-1	20	10	10	See Article XI	See Article XI	See Article XII	*1,400 square feet for mobile dwelling.
R-1	15	10 (5)	10 (10)	See Article XI	See Article XI	See Article XII	*See section 1066. Use parenthesis figures if central sewage system. Manufactured dwelling (mobile home) prohibited.
R-3	15	2	5				
B-2	20	0	0				*Refer to appropriate R-1 district regs. **Non-residential use cannot be conducted closer than 40 feet to any lot line of a residential structure.
M-2	25	5	10				*Non-residential use cannot be conducted closer than 40 feet to any lot line of a residential structure. **Refer to R-1 regs.
I-1							*Comprised of one or more contiguous parcels of land which are either owned, leased or controlled by a person. ***See Section 1062. Mineral extraction, major residential development; other uses prohibited by law.

** Numbers in () are measurements for lots with group or central sewage treatment

eight (48) inches, shall be compliance provided access to the pool is restricted by removing or otherwise locking any climbing devices located on the sides of the pool.

4. The perimeter of the site is appropriately screened for adjacent residential properties.

Section 1004 Temporary Buildings. Temporary (18 months) buildings, construction trailers, equipment, and materials used in conjunction with construction work only may be permitted in any district during the period construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work. Storage of such facilities or equipment beyond the completion date of the project shall require a zoning permit authorized by the Zoning Inspector.

Section 1005 Parking and Storage of Certain Vehicles. The following provisions and requirements shall pertain to the parking and storage of certain vehicles:

1. The parking or storage, within any district, of automotive vehicles without current license plates, for a period of more than thirty (30) days shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building;
2. The parking or storage, within any district, of a disabled automotive vehicle for a period of more than thirty (30) days shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building;
3. The parking or storage, within any district, of a junked, dismantled, or wrecked automotive vehicle or parts thereof which is in public view of any highway for a period of more than thirty (30) days shall be prohibited.

For purposes of this section, a junked, dismantled, or wrecked automotive vehicle shall be one which is damaged, or no longer serviceable, to the extent that it is inoperable or is unsafe to operate upon the public highways.

This section shall not apply to properly licensed junk yards and motor vehicle salvage facilities which are regulated by appropriate sections of the Ohio Revised Code (ORC).

Section 1010 Supplemental Yard and Height -Regulations. In addition to all yard regulations specified in the Official Schedule of District Regulations and in other sections of this Resolution, the provisions of Sections 1011-1017, inclusive shall be used for interpretation and classification.

Section 1011 Setback Requirements for Corner Buildings. On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located,

Section 1012 Visibility at Intersections. On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one-half (2.5) and ten (10) feet above the center line grades of the intersecting streets or roads in the area bounded by the right-of-way lines of such corner lots and a line joining points along said street or road lines fifty (50) feet from the point of intersection.

Section 1014 Yard Requirements for Multi-Family Dwellings. Multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side, and rear yard requirements. The entire group as a unit shall require one (1) front, one (1) rear, and two (2) side yards as specified for dwellings in the appropriate district. Each individual building shall meet all yard requirements for the appropriate district as though it were on an individual lot.

Section 1015 Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts. Non-residential buildings or uses shall not be located in or conducted closer than forty (40) feet to any lot line of a residential structure, except that the minimum yard requirements may be reduced to fifty (50%) percent of the requirement if acceptable landscaping or screening approved by the Zoning Inspector is provided.

Section 1016 Architectural Projections. Open structures such as porches, canopies, balconies, platforms, carports, covered 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.

Section 1017 Exceptions to Height Regulations. The height limitations contained in the Official Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard.

Section 1020 Special Provisions for Commercial and Industrial Uses. No commercial or industrial use as designated on the Official Schedule of District Regulations and defined herein nor any land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits are taken.

Section 1021 Fire Hazards. Any activity involving the permitted use or storage of flammable chemicals, petroleum products or explosive materials shall be protected by adequate fire-fighting and fire prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.

Section 1022 Electrical Disturbance. No activity shall emit electrical disturbance adversely affecting the operation of any equipment at any point other than that of the creator of such disturbance. The disturbance must be due solely to the creator and not due to defective wiring, equipment etc., at the receiving point.

Section 1023 Noise. Noise which is objectionable by community standards and/or as determined by the standards set by O.S.H.A. due to volume, frequency, or beat shall be muffled or otherwise controlled. Air-raid or disaster sirens, emergency vehicles, and related apparatus used solely for public purposes are exempt from this requirement.

Section 1024 Adequate Drainage Outlet and Acceptable Soils. Every lot shall have an adequate drainage outlet and acceptable soils consistent with the requirements for the proposed use. The "Union Soil and Water Conservation District," in writing, shall determine

the drainage outlet adequacy and the soils acceptability. This statement along with a plot map of the drainage systems shall accompany the application for permit. Furthermore, all construction (including construction of ponds) within the Township shall be accomplished in a manner consistent with maintenance and good surface drainage. In all improvements or uses where submittal of drainage plans is not specifically required, every reasonable effort shall be made to ensure that proper drainage on the subject property and adjacent or servient properties is maintained or improved. In no event shall any person interdict or interfere with any existing tile or surface drain channel unless it is determined that such tile or channel can be removed or relocated without interfering with the drainage on adjacent properties.

Section 1025 Water Pollution. Water pollution as defined or determined by the County Board of Health or the Ohio Environmental Protection Agency (Ohio EPA) shall be subject to corrective measures, requirements, and regulations as established by the Board of Health or the Ohio EPA.

Section 1026 Mining, Mineral, Sand and Gravel Extraction; Storage and Processing. The extraction, storage and processing of minerals shall be conducted in accordance with the requirements of Sections 1026 through 1032 inclusive.

Section 1027 Distance from Residential Areas. Mineral extraction, storage, or processing shall not be conducted closer than five hundred (500) feet from any residential district, nor closer than five hundred (500) feet from any structure used for human occupancy in any other district.

Section 1028 Filing of Location Map. The operator shall file with the Zoning Inspector a location map which clearly shows areas to be mined and the location of adjacent properties, roads, and natural features.

Section 1029 Information on Operation. The operator shall submit information on the anticipated depth of excavations and on depth and probable effect on the existing water table as coordinated with the Ohio Division of Water.

Section 1030 Restoration of Mined Area. The operator shall be required to file with the Board of Zoning Appeals a detailed plan for the restoration of the area to be mined which shall include the anticipated future use of the restored land.

Section 1031 Performance Bond. The operator shall be required to file with the Board of Township Trustees a bond, or other surety, payable to the Township and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The bond or other surety shall be released upon written certification of the Zoning Inspector that the restoration is complete and in compliance with the restoration plan.

Section 1032 Enforcement Provisions. The Zoning Inspector, prior to the issuance of a zoning permit, may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances. The area being mined or that has been mined shall be posted with "No Trespassing" signs to discourage human injury to the general public.

Section 1033 Measurement Procedures. Methods and procedures for the determination of the existence of any dangerous and objectionable elements shall conform to applicable

standard measurement procedures published by the American Standards Association, Inc., New York; the Manufacturing Chemists' Association, Inc., Washington, D.C.; the United States Bureau of Mines and the Ohio Environmental Protection Agency (Ohio EPA).

Section 1040 Roadside Produce Stands. A building for the sale of home-grown produce may be located not less than twenty-five (25) feet from the highway right-of-way if it is a portable building. If portable, it shall be removed from its roadside location during the season that it is not in use as a roadside produce stand. A permanent structure for such use may be constructed, but shall be located not less than fifty (50) feet from the highway right-of-way line. Parking shall be provided off the highway right-of-way.

Section 1045 Sanitary Landfill. No person shall begin, operate, or maintain for commercial business purposes, a sanitary landfill as defined herein.

Section 1050 Storage of Toxic or Hazardous Materials. Except as exempted hereafter, the storage of toxic or hazardous materials, as determined by the Ohio Environmental Protection Agency (Ohio EPA), in quantities greater than fifty-five (55) gallons liquid or twenty-five (25) pounds dry weight for any one material shall be prohibited. This section shall not apply to fuels scored in less than one thousand one hundred (1,100) gallon tanks that conform to the Ohio Fire Code for the purpose of heating buildings and located on site, nor to materials stored for on-site residential, industrial, commercial or agricultural purposes. "Storage" when used in connection with this section, means the containment of hazardous materials, either on a temporary basis or for a period of years, in such a manner as not to constitute disposal of the material.

Section 1052 Smoke. Smoke shall not be emitted with a density greater than No. 1 on the Ringleman Chart as issued by the U.S. Bureau of Mines except for blow-off periods of ten (10) minutes duration of one (1) per hour when a density of not more than No. 2 is permitted; except, in the case of areas within the I-1 district, in lieu of the foregoing standards, no emissions of smoke shall be permitted except in compliance with applicable federal and state environmental protection, health, safety, or other applicable federal or state governmental laws and regulations.

Section 1054 Odors. No malodorous gas or matter shall be permitted which is offensive or as to produce a public nuisance or hazard on any adjoining lot or property; except, in the case of areas within the I-1 District, in lieu of the foregoing standards, no odor shall be emitted by any use permitted in such quantities as to be readily detectable by an average observer at any point on the line of the premises or beyond, except for agricultural activities in the U-1 or I-1 Districts or industrial or manufacturing activities or research, development, and testing activities in the I-1 District, so long as such activities are conducted in accordance with applicable federal and state environmental protection, health, safety, or other applicable federal or state governmental laws and regulations.

Section 1056 Air Pollution. No pollution of air by fly-ash, dust, fumes, vapors, gases, or other substances shall be permitted which is harmful to health, animals, vegetation, or other property or which can cause excessive soiling; except in the case of areas within the I-1 District, in lieu of the foregoing standards, no such emissions shall be permitted except in compliance with applicable federal and state environmental protection, health, safety, or other applicable federal or state governmental laws and regulations.

Section 1058 Fences, Walls and Hedges.

Notwithstanding other provisions of this Resolution, solid (non-transparent) fences, walls, and hedges may be permitted in any yard, or along the edge of any yard, provided that no fence, wall, or hedge along the sides or front edge of any front yard shall be over four and one-half (4.5) feet in height, except with respect to areas within the I-1 District, in which case any fence, wall or hedge along the sides or front edge of any front yard may be greater than four and one-half (4.5) feet in height but may not exceed six (6) feet in height. A zoning permit is required for such solid (non-transparent) fences and walls that are between four and one-half (4.5) feet in height to six (6) feet in height.

Section 1060 Erection of More Than One Principal Structure on a Lot.

In any district, other than the I-1 District, more than one (1) structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this Resolution shall be met for each structure as though it were on an individual lot. Accessory buildings such as a garage may be located in the rear yard, provided that all yard and other requirements of this Resolution are met. This Section 1060 shall not apply to areas within the I-1 District.

Section 1062 Minimum Setbacks for the I-1 District. No principal building in the I-1 District shall be located within one hundred (100) feet from the property line of the premises upon which such principal building is located.

Section 1063 Satellite Television Antennas. A satellite television antenna is an antenna the purpose of which is to receive television or radio signals from orbiting satellites.

A satellite television antenna shall not be located in any front yard. Nor shall it be located in any side yard closer to the building front setback line than the front of an adjoining residential structure, provided the adjoining residential structure is within one hundred (100) feet of the side lot line on which the antenna is proposed. Said antenna shall meet the minimum side and rear yard requirements for accessory structures and buildings.

Ground mounted satellite antennas in areas zoned residential shall not extend more than fifteen (15) feet above the ground and twenty (20) feet in all other zones. Roof mounted antennas shall be prohibited. The satellite television antenna shall be constructed and anchored in such a manner to withstand wind forces up to one hundred (100) miles per hour (mph).

Section 1064 Effective Screening of Junk Storage and/or Sales of Junk. Junk storage and/or sales of junk shall be effectively screened on all sides by means of walls, fences, or plantings. Walls or fences shall be a minimum of eight (8) feet in height with no advertising thereon. In lieu of such wall or fence, a strip of land not less than fifteen (15) feet in width, planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than six (6) feet in height may be substituted. Storage of materials shall not exceed the height of the screening. Storage of junk shall not be located in any front or side yard.

Section 1065 Garage, Porch, Yard or Similar Type Sales. A resident may conduct a garage, porch, yard, or similar type sale provided such sale does not exceed one such event during any three (3) month period. No sale shall exceed three (3) consecutive days in length. Parking shall be provided off the public highway; and off neighboring property unless consent is obtained from the affected neighbor to do so. All signs advertising such sales shall be removed immediately after the sale has concluded its duration.

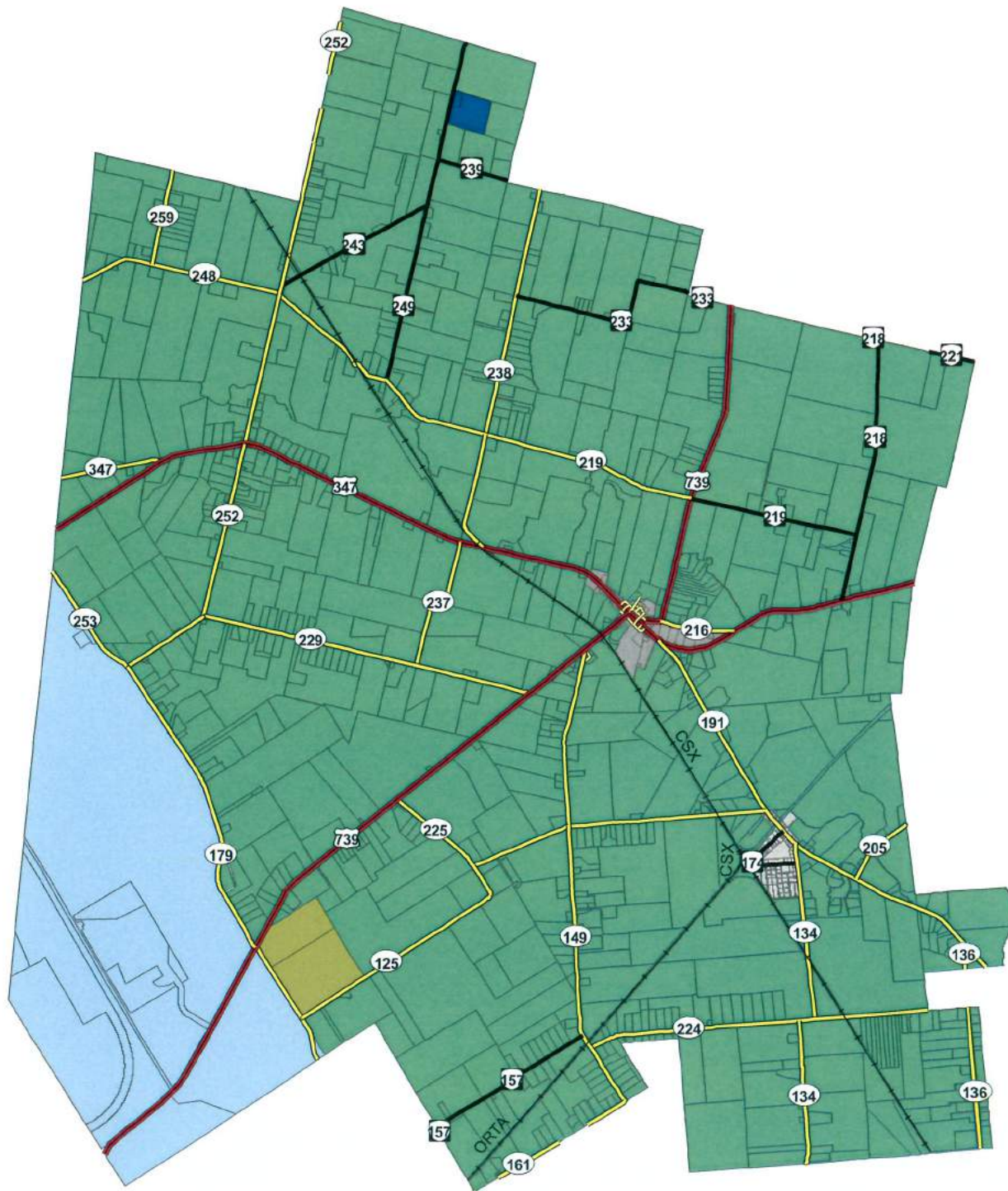
Section 1066 Front Setback for Lots of Record in the R-1 and B-2 Districts. The front setback for new structures on lots of record may be the same as the nearest adjoining residential structure in the R-1 and B-2 Districts.

Section 1067 Mobile Trailers Prohibited For Business, Storage and Sign Purposes. The use of a mobile home, tractor trailer, box car, or other similar type trailer, container or structure shall not be permitted as an office or business structure, storage facility or sign structure except as stated in Section 1004.

Section 1070 Telecommunication Towers.

Pursuant to the Telecommunications Act of 1996 and the ORC Section 519.211, and the Liberty Township Trustees being duly notified of a person's intent to construct a Telecommunication Tower in any area zoned for residential use, public utilities or other functionally equivalent providers may site a telecommunications tower as a conditional use provided the following conditions are met:

- a) The applicant must provide proof that the proposal to construct a tower or attach equipment to an existing structure has been approved by all other agencies and governmental entities with jurisdiction (i.e. Federal Communication Commission, Federal Aviation Administration, Ohio Department of Transportation, and Ohio Building Basic Code).
- b) The applicant shall provide proof of notification to contiguous or directly across the street property owners as required by ORC Section 519.211.
- c) The applicant must demonstrate at the time of application that no technically suitable and feasible sites are available in a nonresidential district. There shall be an explanation of why a tower at this proposed site is technically necessary.
- d) Co-location. Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other users on the same tower to the extent possible. All co-located and multiple-use telecommunication facilities shall be designed to promote facility and site sharing.
- e) Setbacks from all platted residential uses and residential districts. All new towers shall be setback from the closest subdivision boundary line for all platted residential subdivisions, and for all non-platted residential districts from the closest residence, a distance of nine hundred (900) feet with the exception of the B-2 zoning district where such setback shall be two hundred (200) feet.
- f) Setbacks from all streets and private and public road right of ways. All new towers shall be setback from all road right of ways public and private, a distance of nine hundred (900) feet.
- g) Setbacks from all other uses allowable in the zoning district. All new towers shall be setback from any building that is not associated with or accessory to the telecommunications tower facility a distance of nine hundred (900) feet.
- h) Any and all base station equipment, accessory structures, buildings, etc. used in conjunction with the tower shall be screened with fencing, masonry, shrubbery or other screening materials.
- i) The applicant shall notify the Zoning Inspector within thirty (30) Days of ceasing operations



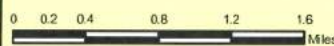
Zoning

- U-1
- R-3
- M-2
- I-1
- Raymond
- Peoria

Roads

- Township Road
- Township Highway
- County Highway
- State Highway
- Railroad

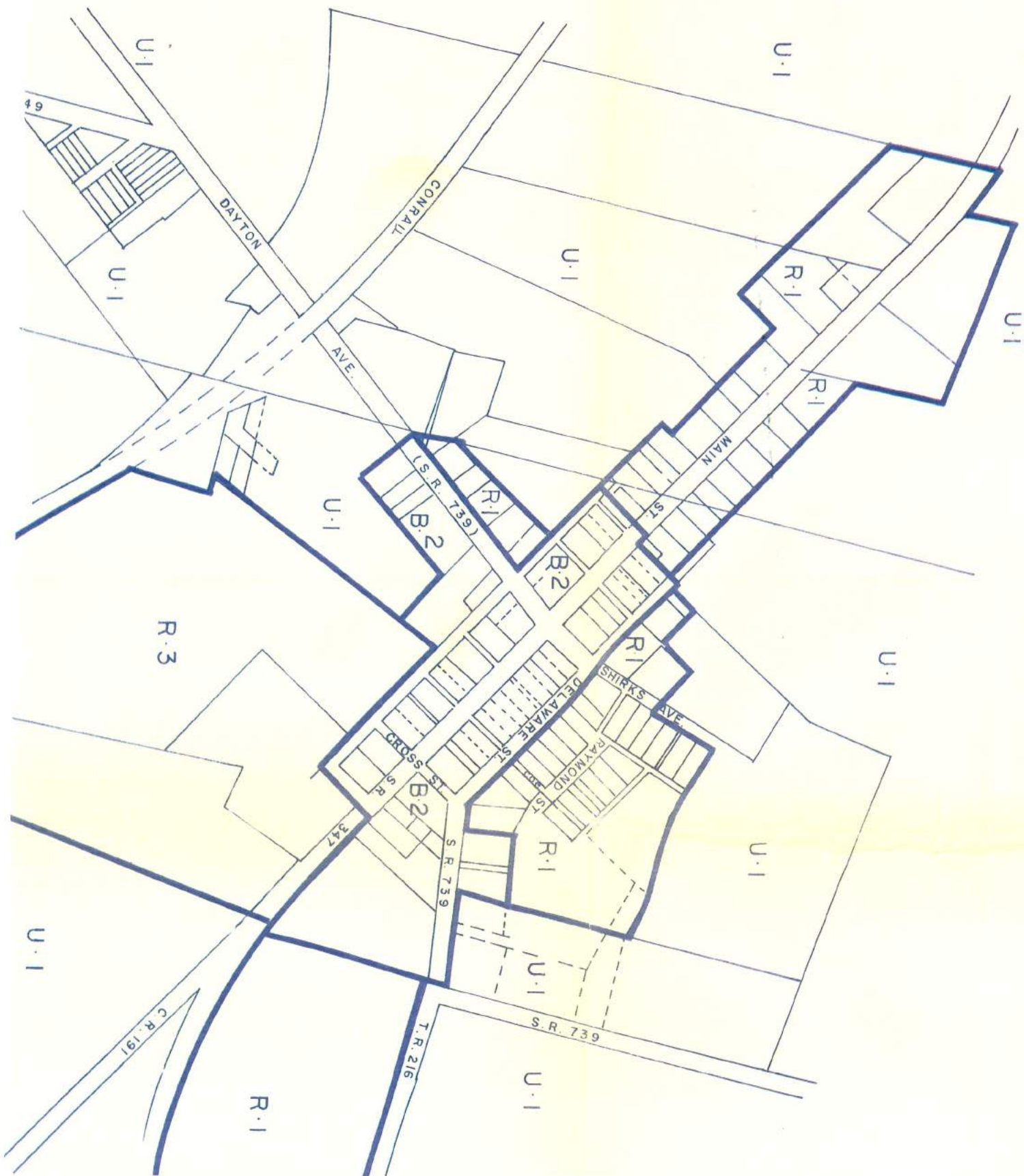
Liberty Township Union County



Based on Official
Zoning map
Date: Sep 30th, 1992
Created on: September, 2004
Revised:



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Zoning & Subdivision Committee

Thursday, October 13, 2016

The Zoning and Subdivision Committee met in regular session on Thursday, October 13, 2016 at 12:30 pm at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Cale Jacobs for Scott Coleman, Charles Hall, Chad Flowers, Dave Gulden, Heather Martin, Steve McCall, Bill Narducci, Vince Papsidero, Jeff Stauch and Andy Yoder. Absent members include: Wes Dodds and Tom Scheiderer.

Guests included: Mark Spagnuolo, Jerome Township Zoning Inspector; Tim Notestine, City of Bellefontaine; Adam Moore, City of Urbana; Chris Kessler, Plank Law Firm; Ryan Piper, Sandmacko, LLC; Dean Baumgartner, Ford & Associates; Gus Crim, Joseph Silken & Co; Alex Phelan, Hurley & Stewart.

Steve McCall chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the September 6, 2016 meeting as written and Charles Hall seconded. All in favor.

1. Review of Allen Township Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller
 - Chad Flowers – What is the use they're proposing?
 - Chris Kessler – It's for parking and storage of tractor trailers and trucks; it's more in alignment with manufacturing across the road.
 - Charles Hall – What's the full purpose?
 - Ryan Piper – The purpose is to park trucks on it. We want to grow, we talked about this parcel, they're never going to put a professional business there. It's close to Honda and MLS and other people that we work for are right across the street. I didn't want manufacturing because we're not going to do any of that.
 - Charles Hall – What structures are you going to put there?
 - Ryan Piper - The goal is to put a garage on it. I would eventually like to put a building to service my own semis. I'd like to put a fuel tank in there for our trucks only; we're just looking to build our business. Primarily just to park semis and tractor trailers.
 - Chad – Would that use fall in M2?
 - Ryan Piper – Yes it would but it would give us more than we need.



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

- Vince Papsidero – With the fiber coming through and the visibility from US33, we would expect high end users to take advantage of this area; we'd expect similar uses on the north side of the road.
 - Ryan Piper – We're not going to screw up traffic, we already drive that.
- Charles Hall – The railroad has some building places above there.
- Chris Kessler – We have explored other properties but we thought this one was the better option.
- Charles Hall – How much traffic are we talking about?
 - Ryan Piper – We hope to grow to 40 trucks, we're at 20 now.
- Jeff Stauch – You talk about having 40 trucks, will they be leaving at the same time of day?
 - Ryan Piper – No, we won't. We currently run this amount already out of our current location.
- Andy Yoder – What he wants to do is permitted in M2 and is contiguous?
 - Brad Bodenmiller pulled up the zoning code and reviewed what M2 allows.
 - Tyler Bumbalough – What's your hesitation to the M2?
 - Chris Kessler - We'd be willing to do M2 but we felt B3 was more appropriate.
- Chad Flowers – When you're introducing a new use to an area, it opens the door for future uses that may not be appropriate for the area. It's an interchange and typically you see retail in those areas. With it being next to Honda, it's a sensitive area. It's only 10 acres; we're looking at something very small.
- Dave Gulden – B3 is a heavy traffic use and could open the door to other zoning in that district in that amount.
- Ryan Piper – We already run through that area already.
- Vince Papsidero – It makes sense in the general area, but it's the site that is the concern.
- Steve McCall – It makes sense for the site, but it's about zoning the area properly to protect it, which is what zoning does.
- Ryan Piper – Would it protect the area more if we went M2?
 - Steve McCall – That zoning is already there.
 - Vince Papsidero – Or find a different parcel.
- Brad Bodenmiller – The comprehensive plan talks about this area being commercial but it doesn't have great explanation about how that the transition from B1 to B3 looks.
- Vince Papsidero – This area has a great opportunity for higher value items coming in.
 - Tyler Bumbalough – With the tower brought up, do you foresee anything higher value coming in there?

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Logan-Union-Champaign regional planning commission

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- Vince Papsidero – It shouldn't keep business away.
 - Brad Bodenmiller – In Fairborn, they have a tower next to their commercial and they put a cool sculpture up to integrate it. I don't think it will be an issue.
 - Andy Yoder – My thought would be to submit the parcel as M2 and leave the balance as it is which creates the buffer.
 - Brad Bodenmiller – The township may have trouble doing that.
 - Tyler Bumbalough – Is commercial excluded from the M2 district?
 - Brad Bodenmiller provided the M2 information.
 - Chris Kessler – This portion of the parcel is the least visible due to the elevation changes.
 - Charles Hall – Leaving it where it's at doesn't preclude that?
 - Brad Bodenmiller – They could change their application to something else.
 - Jeff Stauch – Does Allen Township require a traffic impact study?
 - Brad Bodenmiller – Not that I'm aware of.
 - Andy Yoder moved a motion to recommend denial of the Allen Township Parcel Amendment in accordance with the staff report and recommended that the applicant resubmit for M2 rezoning and suggested the township further evaluate the Northwest Parkway corridor and Charles Hall seconded. All in favor.
2. Review of Jerome Township Text Amendment (Union County)– Staff Report by Brad Bodenmiller
- Gus Crim – The issue came up in 2007 regarding the 250 feet, we're running into issues with highway easements and electrical banks where we've had to juggle those sites. With the wall signage, it was viewed for single tenant buildings but we're coming in with double tenants. We need to define that more for more flexibility.
 - Vince Papsidero – Does the zoning text also allow awning signs?
 - Gus Crim – I don't believe it allows awning signs, more blade signs are allowed. Other canopy signs.
 - Charles Hall moved a motion to recommend approval with modifications of the Jerome Township Text Amendment in accordance with the staff report and Andy Yoder seconded. All in favor.
3. Review of Liberty Township Parcel Amendment (Union County)– Staff Report by Brad Bodenmiller
- Alex Phelan – We hope to start with changing this zoning to start.
 - Vince Papsidero – Then you're going to market the property?
 - Alex Phelan – Yes.

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- Chad Flowers – Have you talked to the other property owners about changing their zoning, instead of leapfrogging them to have this property zoned?
- Vince Papsidero – If you want to add commercial development, you add it at the edges of existing districts. This is a pretty big jump away from that. Does the township have any planned commercial district?
 - Brad Bodenmiller – Besides the existing commercial district, they just said they want to limit it to the current area.
- Charles Hall – Isn't that outside of the sewer and water area?
 - Bill Narducci – Yes, it is but there is a man hole, so if it would move forward we would connect into the system.
 - Alex Phelan – We have a tentative approval to connect to the sewer and water.
 - Charles Hall – From who?
 - Bill Narducci – We have given a tentative approval.
- Jeff Stauch – That would be a benefit to our new sewer system.
- Chad Flowers – I agree with staff recommendation but looking comprehensively at it, about extending the zoning down the street, could do an amendment that reflects that as opposed to just doing this one property now.
- Alex Phelan – In their comprehensive plan they do want to expand it.
- Vince Papsidero – If they want to do it, it needs done comprehensively.
- Chad Flowers – A future land use map to show that they want to do it. If you don't have that document, it's just a statement that you want to expand, expand where?
- Vince Papsidero – This does leapfrog 8-10 houses.
- Vince Papsidero moved a motion to recommend denial of the Liberty Township Parcel Amendment in accordance with the staff report with some clarification to the township about rezoning an area comprehensively rather than a single, isolated parcel and Chad Flowers seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:17 pm with Charles Hall moving the motion to adjourn and Andy Yoder seconded. All in favor.

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