



**Staff Report – Otter Creek Commercial Park**

<b>Applicant:</b>	<p><b>Jeff DeMoss</b> 10331 Scott Road Sidney, OH 45365 <a href="mailto:jeff@hbielectric.com">jeff@hbielectric.com</a></p> <p><b>Michael Heintz</b> 231 Sandpiper Place Sidney, OH 45365 <a href="mailto:mikeheintzo@gmail.com">mikeheintzo@gmail.com</a></p>
<b>Request:</b>	Approval of Otter Creek Commercial Park – Preliminary Plat.
<b>Location:</b>	Located northeast of East Liberty along County Road 10, just after County Road 154 in Perry Township, Logan County.

<b>Staff Analysis:</b>	<p>This Preliminary Plat involves 15.124 acres of land and proposes 4 commercial/industrial lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> <li>○ 0.413 acres in existing right-of-way</li> <li>○ 0.886 acres in new right-of-way</li> <li>○ 13.825 acres in commercial/industrial lots</li> <li>○ 0.0 acres in open space</li> </ul> <p>Proposed utilities:</p> <ul style="list-style-type: none"> <li>○ On-site wells for water service</li> <li>○ On-site systems for sanitary waste disposal</li> </ul> <p>• <b>Logan County Engineer’s Office</b></p> <ul style="list-style-type: none"> <li>○ The Engineer’s Office submitted comments in a letter dated 02-01-23. <b>Some</b> of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)             <ol style="list-style-type: none"> <li>1. Sheet 1: Include VMS.</li> <li>2. Sheet 2: Please clean-up blurry text in legal description.</li> <li>3. Sheet 3: The sheet indicates only Westland (Wt) soil type is present. Henshaw (HeA) is also present. Please list and map both soil types.</li> <li>4. Sheet 4: 90’ and 91’ contours cross. Identify boundary.</li> <li>5. Sheet 4: It appears the detention area does not fit entirely within the drainage easement.</li> </ol> </li> </ul>
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6. Sheet 5: Proposed pavement design is for a local residential street. Pavement design needs to be completed for estimated commercial development based on uses within zoning district.
7. Sheet 5: A 24' wide road is shown. This road width requires a large cul-de-sac bulb.
8. Please provide more detailed typical section view of what is in the 60' right-of-way (berm, ditch, etc.).
9. Sheet 5: More information is needed regarding the vertical curve details.
10. Sheet 5: Use different line types so we can better differentiate between existing and proposed roads.
11. Driveway location meets LCEO Access Management Regulations.
12. The Map Room sent a markup with two comments.
13. Provide evidence the Health District comment from the Sketch Plan has been addressed. The comment was, "The developer will need to work with the Logan County Health District to evaluate individual well and septic requirements for each lot."
14. Coordinate Floodplain Determination Form with Logan soil and Water Conservation District and Floodplain Administrator.

• **Logan County Soil & Water Conservation District**

- The District submitted comments in a letter dated 01-30-23. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
  1. The current, effective FEMA Flood Map number and designation is listed on the Plat. Please also include the "new" map panel number and designation.

• **Logan County Health Department**

- No comments received as of 02-01-23. LUC staff understands the Board of Health meets Wednesday, February 8.

• **Logan County Sewer District**

- No comments received as of 02-01-23.



• **Perry Township**

- Perry Township submitted comments in a letter dated 02-02-23. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
  1. Lots 3 and 4 do not meet the Township’s 3:1 ratio requirement. Either a variance must be applied for and granted, or the lots must be adjusted so they meet the zoning requirement.
  2. The Township advised “Service Business” is not a current permitted/conditional use in the M-1 District.

• **ODOT District 7**

- No comments received as of 02-01-23.

• **AES Ohio (formerly DP&L)**

- No comments received as of 02-01-23.

• **LUC Regional Planning Commission**

1. Sheet 1: Please include name, address, and phone number of the surveyor who performed the boundary survey (§313, 3.).
2. Sheet 1: On Lot 3, the dimension of 376.86’ does not appear to scale. Please review and correct if warranted (§313, 6.).
3. Sheet 1: On Lot 2, there is a line missing between the monuments from the corner of the lot to the centerline of County Road 10 (§313, 6.).
4. Sheet 1: On both Lot 1 and Lot 2, the Bldg. Setback Line is not setback 50’ along the cul-de-sac (§313, 13.).
5. Sheet 1: LUC staff would like to discuss the wording in the Surveyor’s Certificate prior to approval of the Final Plat. The Subdivision Regulations read, “Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him...” (§323, 13.; Article 8).
6. Sheet 1: Under the dedication statement, the signature line reads “member”. There needs to be a line for each owner, not members (§323, 14.; Article 8).
7. Sheet 1: Under the dedication statement and the



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	<p>owner(s) signature lines, there need to be two lines for witnesses to sign (Article 8).</p> <ol style="list-style-type: none"><li>8. The County Engineer shall have approved the layout and design of the lots, streets, and other improvements prior to the Preliminary Plat approval (§313, 4.). This item is outstanding.</li><li>9. The County Engineer shall have approved the preliminary drainage plan prior to the Preliminary Plat approval (§313, 5.). This item is outstanding.</li><li>10. The subdivider proposes on-site wells and on-site sanitary waste disposal systems. The County Board of Health or the OEPA shall have approved the use of these systems prior to the Preliminary Plat approval (§313, 6.; §313, 7.).</li><li>11. A letter from Perry Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).</li><li>12. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).</li></ol>
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<p><b>Staff Recommendations:</b></p>	<p>At this time, staff recommends <b><i>DENIAL</i></b> of the Otter Creek Commercial Park – Preliminary Plat. Approval of outstanding items is required before staff is comfortable recommending otherwise. This recommendation is made with the understanding the Zoning &amp; Subdivision (Z&amp;S) Committee may wish to make a different recommendation if the following occurs:</p> <ul style="list-style-type: none"><li>• Section 313, 4. reads, “The County Engineer shall have approved the layout and design of the lots, streets, and other improvements prior to the Preliminary Plat approval.” This is required before LUC can approve the Preliminary Plat.</li><li>• Section 313, 5. reads, “The County Engineer shall have approved the preliminary drainage plan prior to the Preliminary Plat approval.” This is required before LUC can approve the Preliminary Plat.</li><li>• Section 313, 6. &amp; 7. require County Board of Health or OEPA approval for individual wells/sewerage systems</li></ul>
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Logan-Union-Champaign  
regional planning commission

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	prior to the Preliminary Plat approval. This is required before LUC can approve the Preliminary Plat.
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<b>Z&amp;S Committee Recommendations:</b>	
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