



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, November 10, 2011 - 1:15 p.m.

Call to Order – John Bayliss, President

Roll Call

Action on Minutes of October 13, 2011 – Executive Committee

Financial Report – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. Review of Woodbine Village Final Plat (Union County) – Jenny Snapp
2. Washington Township (Logan County) – Zoning text amendments including the addition of Section 569 – Recreational Vehicles, addition of Section 570 Demolition and modification of Section 902 Avoidance of Undue Hardship – Wes Dodds
3. Washington Township (Logan County) – Zoning Amendment to parcel number 510450000010000 from M-2 Heavy Manufacturing to R-1 Low-Density Residential – Wes Dodds
4. City of Urbana – Various zoning amendments including changes to Chapters 1129.08 Drainage Plan, 1127.01(b) Development Standards and a change to Maximum Lot Occupation in all Urbana zoning districts – Wes Dodds
5. Nominations Committee Report for 2012 Executive Committee
6. Annual Meeting – Heather Martin
7. Christmas Luncheon – Heather Martin

Director's Report

Comments from Individuals

Adjourn

LUC Regional Planning Commission

Treasurer's Report

BEGINNING BALANCE ON October 1, 2011 **\$ 228,017.91**

RECEIPTS

Logan County	Interest 3rd Quarter	\$ 115.25
Advanced Civil Design	Woodbine Village Phase 1 Final Plat	\$ 1,640.00
Union County	CDBG FY09 Administration	\$ 12,000.00
Gary Bias	Annual Dinner Ticket	\$ 15.00
Judy Christian	Annual Dinner Ticket	\$ 15.00
Pioneer Electric	Annual Dinner Sponsorship	\$ 250.00

TOTAL RECEIPTS **\$ 14,035.25**

TOTAL CASH ON HAND **\$ 242,053.16**

EXPENDITURES

Employee Salaries	2 Pay Periods	\$ 10,614.40
PERS	Sep-11	\$ 2,229.02
Medicare	2 Pay Periods	\$ 152.86
CEBCO	Health Insurance	\$ 341.66
Anthem Life	Life Insurance	\$ 7.20
Time Warner Cable	Telephone/Internet	\$ 241.91
Verizon Wireless	Cell Phone	\$ 148.97
Dayton Power & Light	Electric	\$ 455.00
APA Planning Conference	State Conference - Jenny Snapp	\$ 195.00
APA Planning Conference	State Conference - Wes Dodds	\$ 195.00
CRI Digital	Maintenance for Copier	\$ 120.00
Bellefontaine First Church of God	Logan Co. COC Breakfast Sponsorship	\$ 25.00
Tiffany Epps	Office Cleaning & Mowing	\$ 67.50
Wren's Florist	Funeral Flowers - Max Evans	\$ 41.68
US Postal Service	Postage	\$ 1,036.00
Heather Martin	Mileage - September 2011	\$ 107.00
Jenny Snapp	Mileage - September 2011	\$ 120.50
Weston Dodds	Mileage - September 2011	\$ 215.00

\$ 16,313.70

Bldg.

\$ -

TOTAL EXPENDITURES **\$ 16,313.70**

BALANCE ON HAND AS OF October 31, 2011 **\$ 225,739.46**

Respectfully Submitted,



R. Andy Yoder, Treasurer

2011 Budget Summary

As of 11/3/2011

10-800 REVENUES:

	Estimated	To Date	CashBalance
1 Per Capita Assessments	\$ 174,115.24	\$ 184,386.60	\$ (10,271.36)
2 Estimated Interest	\$ 4,000.00	\$ 478.72	\$ 3,521.28
3 Estimated Other	\$ 1,650.00	\$ 3,180.00	\$ (1,530.00)
4 Services and Projects	\$ 78,100.00	\$ 50,475.00	\$ 27,625.00
Estimated Total Revenue	\$ 257,865.24	\$ 238,520.32	\$ 19,344.92

10-100 EXPENDITURES:

	Estimated	To Date	
1020 Salaries & Wages	\$ 150,000.00	\$ 123,764.04	\$ 26,235.96
1030 Supplies	\$ 6,000.00	\$ 4,163.44	\$ 1,836.56
1040 Equipment	\$ 5,000.00	\$ 120.00	\$ 4,880.00
1050 Utilities	\$ 12,000.00	\$ 8,260.75	\$ 3,739.25
1060 Travel	\$ 9,000.00	\$ 3,702.75	\$ 5,297.25
1070 Professional Development	\$ 4,000.00	\$ 1,340.16	\$ 2,659.84
1090 Other Expenses	\$ 6,000.00	\$ 2,618.23	\$ 3,381.77
1091 PERS	\$ 21,000.00	\$ 17,351.92	\$ 3,648.08
1092 Workers Compensation	\$ 5,250.00	\$ 1,890.99	\$ 3,359.01
1093 Medicare	\$ 2,175.00	\$ 1,784.12	\$ 390.88
1094 Hospital / Life Insurance	\$ 10,871.00	\$ 3,488.60	\$ 7,382.40
1100 Contingencies	\$ 10,000.00	\$ 2,285.00	\$ 7,715.00
1300 Building Fund	\$ 6,000.00	\$ 5,075.64	\$ 924.36
Annual Meeting	\$ 3,500.00	\$ -	\$ 3,500.00
Estimated Total Expenditures	\$ 250,796.00	\$ 175,845.64	\$ 74,950.36

STATEMENT:

Cash Balance January 1, 2011	\$ 163,064.78
Estimated Cash Balance December 31, 2011	\$ 107,069.24
Actual Cash On Hand December 31, 2011	
Estimated Total Revenue	\$ 257,865.24
Actual 2011 Revenue	
Difference (+/Under)	
Estimated Total Expenditures	\$ 250,796.00
Actual 2011 Expenditures	
Difference (+/Under)	

LUC MEETING November 10, 2011

☐Active Construction Projects

ODOT Project 110242

UNI-US36-13.35, PID Number 78332

Description: Pavement resurfacing with minor bridge work.

Location: UNI-US36: From US33EB ramp to 0.10 miles east of Mill Creek Drive.
UNI-SR31: From SR347 to SR739 left.

Maintenance of Traffic: Traffic maintained

Completion Date: 09/30/2011

Contractor: Shelly Company

Amount: \$1,259,009.

Project Status: Project completed.

ODOT Project 110370

UNI-US42-1.17, PID Number 81084

Description: Pavement resurfacing.

Location: UNI-US42: From SR736 to 0.17 miles north of US33 underpass.
UNI-SR47: From Logan County to SR31.

Maintenance of Traffic: Traffic maintained

Completion Date: 10/31/2011

Contractor: Shelly Company

Amount: \$1,073,313.

Project Status: Project completed.

ODOT Project 110371

UNI-CULVERT SPRAY LINING, PID Number 88005

Description: Line nine culverts with resin based spray liner.

Location: Various locations on UNI-US33 and UNI-US36.

Maintenance of Traffic: Traffic maintained

Completion Date: 09/30/2011

Contractor: E.B. Miller Contracting, Inc.

Amount: \$817,370.

Project Status: Project completed.

ODOT Project 110396

UNI-SR736-0.62, PID Number 83926

Description: Bridge deck repair.

Location: Jerome Township. 0.62 miles northwest of US42. SR736 over Robinson Run.

Maintenance of Traffic: Traffic maintained

Completion Date: 10/15/2011

Contractor: Double Z Construction Company

Amount: \$384,491.

Project Status: Project completed.

☐Upcoming Projects Scheduled for Sale Through Month of November.

No projects scheduled for sale through November.

☐ALL PROJECT INFORMATION CURRENT AS OF November 10, 2011.

CHP/LOG County Projects

08/15/10 thru 09/30/12

10/11/11	Updated				
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
92107	CHP CTY Garage Drain Repair	Drainage System Maintenance/Repair (NEW)	Removal and replacement of existing trench drain located in the Champaign County Garage.	04/01/12	
83909	CHP SR 4 6.93	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	07/01/12	
88532	CHP US 36 14.07	Minor Rehabilitation - Pavement Gnrl Sys	Milling of the existing roadway and resurfacing with asphalt concrete.Urban Paving Program.	04/14/12	
82454	CHP US 68 6.37	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/28/12	
88422	D07 SRTS CHP Urbana Infrastruct	Add Sidewalks	Replacing crosswalk striping, install school zone flashers, ADA curb ramps, and replacing sidewalks. (South Elementary, North Elementary, and East Elementary Jr High)SRTS Infrastructure project.	03/09/12	
89126	LOG CR VAR PM FY12	Pavement Marking	PLACE NEW AND UPGRADE EXISTING PAVEMENT MARKINGS.	05/30/12	
86060	LOG Rehab/Renovation	Innovative Transit & Light Rail Projects	Rehabilitation/renovation - to include demolition, renovations (plumbing,HVAC, green items and lighting systems) & bus wash building for Logan County, Tri-County CAC	03/06/12	
83760	LOG SR 47/292 15.33/0.24	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway with Asphalt Concrete.	07/01/12	
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK. 3 SPANS.	05/31/12	
89026	LOG TRAFFIC SIGNALS BELLEFONTAIN	Signals	REPLACE OBSOLETE TRAFFIC PREEMPTION SYSTEM, INCLUDING 25 SIGNALIZED INTERSECTIONS, EQUIP 20 VEHICLES WITH GPS. REUSE INDICATOR LIGHTS IF POSSIBLE.	12/21/11	
82455	LOG US 68/VAR-8.49/VAR	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/28/12	



Logan-Union-Champaign regional planning commission

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STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE

November 10, 2011

WOODBINE VILLAGE PHASE 1 FINAL PLAT

APPLICANT: Kevin South
South Development Company
P.O. Box 2624
Midlothian, VA 23113
Phone 804-441-5652
Fax 614-474-5678
ks@southdevelopment.net

Jim Whitacre, P.E.
Advanced Civil Design, Inc.
422 Beecher Road
Gahanna, OH 43230
Phone 614-428-7742
Fax 614-428-7755
jwhitacre@advancedcivildesign.com

REQUEST: Approval of the Woodbine Village Phase 1 Final Plat in Jerome Township,
Union County

LOCATION: Located at Industrial Parkway and Brock Road in Jerome Township, Union
County.

STAFF ANALYSIS: This Final Plat is for Phase 1 of Woodbine Village. Woodbine Village
Phase 1 is proposed to have a total of 17.729 Acres and 31 lots. This
section will contain 2.631 Acres of open space. The proposed method of
supplying water and sanitary sewer service is through the City of
Marysville.

Comments from reviewing agencies are as follows:

- **Union County Engineer's Office**
 - Please see the attached review letter dated November 2, 2011. The Union County Engineer's Office has approved the construction drawings for Woodbine. In addition, they have received the required items of the Developer's Agreement, Performance Bond, and Ditch Maintenance Petition for all

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



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improvements. However, the Engineer's Office recommends that all easements be recorded prior to Final Plat approval on November 10, 2011.

- **Union County Soil & Water Conservation District**
 - As of November 5, 2011, no comments from SWCD. However, the Ditch Maintenance Agreement has been completed.
- **Union County Health Department**
 - As of November 5, 2011, no comments from the Union County Health Department.
- **City of Marysville**
 - Per an email dated November 4, 2011, the City of Marysville has no comments.
- **Jerome Township**
 - In email correspondence from Kathleen Crowley there are a couple of outstanding issues with the Woodbine Plat. It was brought to our attention by a phone call from Kathleen Crowley on November 2, 2011 that there were a couple of outstanding zoning issues with Woodbine. The developer has since met with the Township. In an email dated November 4, 2011, Kathleen Crowley states that the zoning issues between the Township and developer "have been resolved." In addition, there is an outstanding sanitary easement. In an email dated November 4, 2011, Kathleen Crowley states that the Prosecutor's Office has reviewed the easement and recommended changes have been incorporated. The easement has been forwarded to the Township Trustees for approval.
- **ODOT District 6**
 - As of November 5, no comments from ODOT District 6.
- **LUC Regional Planning Commission**
 - Staff is concerned about the outstanding plat issues with the Township regarding both zoning and the sanitary easement. Both these issues will need to be resolved prior to the November 10 Zoning & Subdivision Committee Meeting.
 - An email was sent from Jerome Township on November 4, 2011, stating that the zoning issues between the Township and developer "have been resolved." However, staff has concerns that a change in the open space will require an amended plat. If this is the case, a tabling and re-submittal would be required.

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- Regarding the sanitary easement with the Township, in an email dated November 4, 2011, Kathleen Crowley states that the Prosecutor's Office has reviewed the easement and recommended changes have been incorporated. The easement has been forwarded to the Township Trustees for approval. The easement will have to be recorded prior to the November 10 Zoning & Subdivision Committee Meeting, otherwise a tabling and re-submittal would be required.

STAFF RECOMMENDATIONS:

- Staff has concerns about two outstanding issues that need to be resolved prior to the November 10, 2011 Zoning & Subdivision Committee Meeting. Although the Township states that the above stated zoning issues have been resolved, a change in open space on the Plat would require a tabling and re-submittal of the plat. In addition, the sanitary easement with the Township will have to be recorded before the Zoning & Subdivision Committee Meeting. If these two outstanding issues are not resolved prior to November 10, 2011, staff recommends that the Woodbine Final Plat be tabled and re-submitted at a later date.
- FYI - Both Bill Narducci of the Union County Engineer's Office and Weston Dodds of LUC have spoken to the developer/engineer on November 4, 2011. The developer is bringing the updated plats to our meeting. They have been advised that the Committee could recommend that the Plat be tabled and re-submitted at a later date.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

-

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Logan-Union-Champaign
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Application for Final Plat Approval

Date: 10/20/2011

Name of Subdivision: Woodbine Village
Section/Phase: Section 1 / Phase 1 Block _____
Location: Brock Rd / Industrial Pkwy
Township: Jerome Military Survey: VMS 5134
Complete Parcel(s) Identification Number (PIN): 170022013000/170022008100/17002200820

Has a Preliminary Plat been approved for this subdivision?: Yes X No _____ Date: 12/9/2010

Name of Applicant: Advanced Civil Design, Inc James Whitacre, PE
Address: 422 Beecher Rd
City: Gahanna State: OH Zip: 43230
Phone: 614-428-7742 Fax: 614-428-7755 Email: jwhitacre@advancedcivil
design.com

Name of Owner of property to be subdivided: WC Jerome, LLC
Address: 229 Huber Village Blvd, Ste 100
City: Westerville State: OH Zip: 43085
Phone: 614-396-3200 Fax: 614-474-5678 Email: ks@southdevelopment.net

Name of Applicant's Surveyor or Engineer: Advanced Civil Design
Address: 422 Beecher Rd
City: Gahanna State: OH Zip: 43230
Phone: 614-428-7742 Fax: 614-428-7755 Email: jwhitacre@advancedcivil
design.com

Proposed Acreage to be Subdivided: 17.729

Current Zoning Classification: PUD

Proposed Zoning Changes: None

Proposed Land Use: single family residential

Development Characteristics

Acreage w/in Approved Preliminary Plat: 40.05 Acres

Acreage w/in Section and/or Block: 17.729 Acres

Number of **APPROVED** lots from Preliminary Plat 77



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Number of Lots **PROPOSED** w/in this Section: 31

Number of **APPROVED** units from Preliminary Plat: 77

Number of Units **PROPOSED** w/in this Section: 31

Typical Lot Width: 90 Feet Typical Lot Area: 0.279 Ac

Single Family Units: _____ Sq. ft Multi-Family Units: —

Acreage to be devoted to recreation, parks or open space: 2.631

Recreation facilities to be provided: open space

Approved method of Supplying Water Service: Public water - City of Marysville

Approved method of Sanitary Waste Disposal: Public Sanitary - City of Marysville

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? No

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* _____

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer? yes

Has estimated construction cost been approved by the County Engineer? yes

Bond has been submitted to County Engineer? yes

Bond approved by County Commissioners? pending

Date filed: 10/20/2011 **For Official Use**
Filing Fee: \$1640.⁰⁰ - paid via check

Date of Meeting of Planning Commission: Thursday, November 10, 2011 @ 1:15pm.

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Logan-Union-Champaign regional planning commission

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Final Plat Review Checklist

#	Required Item Description	HAVE	NEED
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.	✓	
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.	✓	
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat	✓	
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.	✓	
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.	✓	
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.	✓	
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.	✓	
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.	✓	
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.	✓	
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.	✓	
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.	✓	
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.	✓	
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.	✓	
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).	✓	
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.	✓	
15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.	✓	

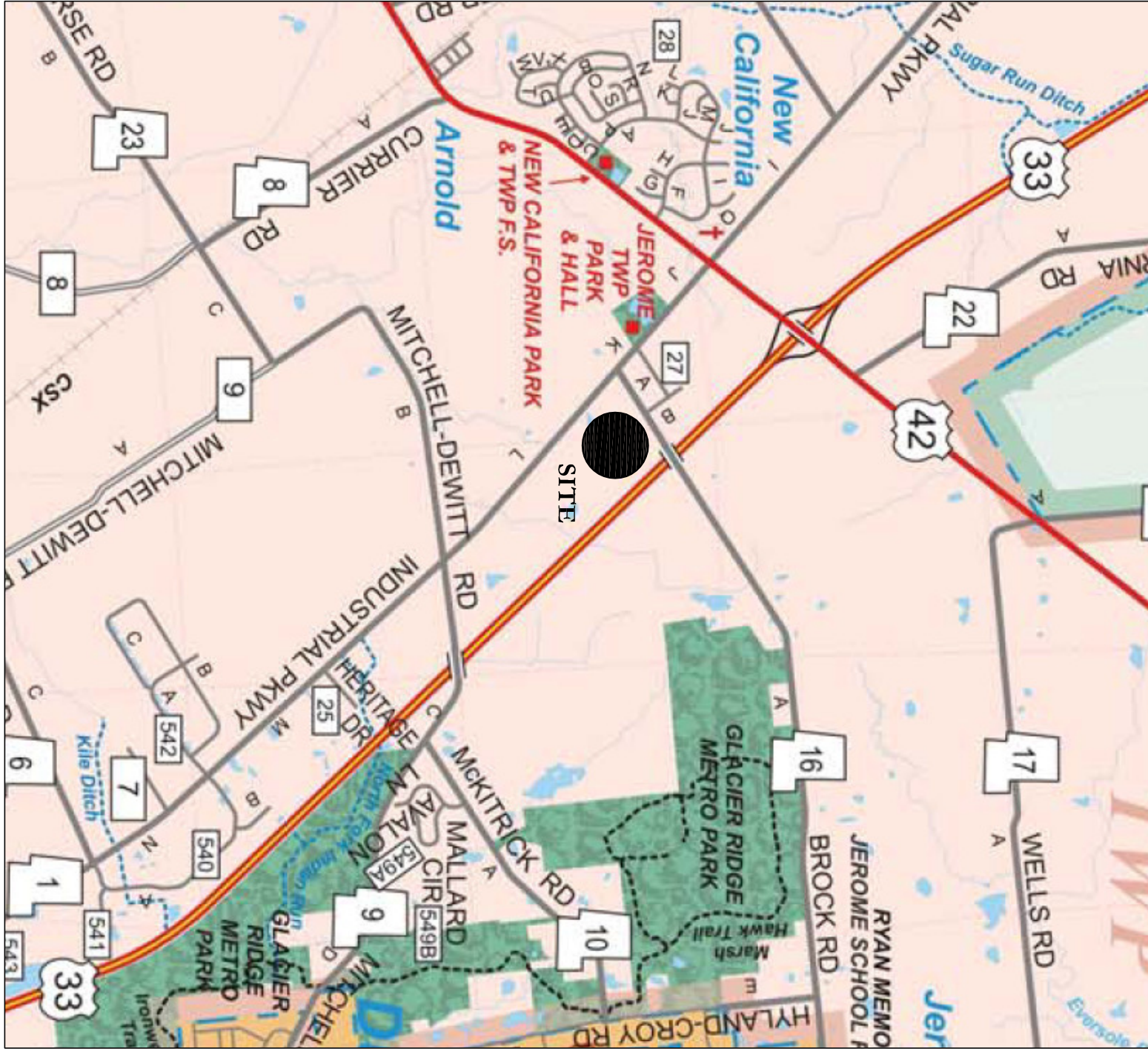


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16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.	N/A	
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.	✓	
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable.	N/A	
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.	✓	
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.	✓	
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.	✓	
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	✓	

Woodbine Village Section 1 Phase 1



LOCATION MAP
1"=2500'

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System per NAD83 CORS96.

SOURCE OF DATA: The sources of recorded survey data are the records of Union County, Ohio.

IRON PINS SET, where indicated, are iron pipes, 3/4" diameter, 30" long with a plastic cap placed in the top bearing the inscription **ADVANCED 7661**.

PERMANENT MARKERS SET, where indicated, are 1" diameter solid iron rods, 30" long, set with the top end flush with the surface of the ground, capped with an aluminum cap stamped **ADVANCED**.

- = Iron Pin Set
- ⊗ = Permanent Marker Set
- ✕ = PK Nail Set
- = PK Nail Found
- = Iron Rod Found
- = Iron Pipe Found
- ⊞ = Mon. Box Found
- ⊞ = Mon. Found

The accompanying plat represents a subdivision of land in Survey No. 5134 of the Virginia Military District, Township of Jerome, Union County, Ohio. The tract has an area of 4.407 acres in streets and 13.322 acres in lots and reserves, making a total of 17.729 acres.

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Monumentation, to be set, will be set when the subdivision is completed and prior to the sale of its lots.

We further certify that this plat is a correct representation of Woodbine Village Section 1 Phase 1 as surveyed in August 2011.

By _____
Professional Surveyor

Situated in the State of Ohio, County of Union, Township of Jerome, Survey No. 5134 of the Virginia Military District, containing 17.729 acres of land, more or less, said 17.729 acres being the part of that of land deeded to WC Jerome, LLC, an Ohio limited liability company in Official Record , Page , being of record in the Recorder's Office, Union County, Ohio.

The undersigned, WC Jerome, LLC, an Ohio limited liability company, by Jeffrey Woda, Principal/President of General Partner, owner of the lands platted herein, duly authorized in the premises, has authorized the plating thereof and does hereby certify that this plat correctly represents its **WOODBINE VILLAGE SECTION 1 PHASE 1**, a subdivision containing Lots Numbered 1 to 16, inclusive, and 35 to 49, inclusive, and Reserves A to D, inclusive, does hereby accept this plat of the same and dedicates to public use forever, as such, all or parts of Brock Road, Woodbine Way, Wintercreeper Court, Wintersweet Lane and Youpon Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in over and under areas designated on this plat as "Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

In Witness Whereof, Jeffrey Woda, Principal/President of General Partner of WC Jerome, LLC, an Ohio limited liability company, has hereunto set their hand this ____ day of _____, 2011.

WC Jerome, LLC
an Ohio limited liability company

By _____
Jeffrey Woda,
Principal/President
of General Partner

STATE OF OHIO
COUNTY OF UNION ss:

Before me, a Notary Public in and for said State, personally appeared Jeffrey Woda, Principal/President of General Partner of WC Jerome, LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed and the free and voluntary act and deed of WC Jerome, LLC, an Ohio limited liability company, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2011.

My Commission expires _____

Notary Public, State of Ohio

Reviewed this ____ day of _____, 2011

Chairman, Jerome Township Trustees

Approved this ____ day of _____, 2011.

Union County Engineer

Approved this ____ day of _____, 2011.

Union County Health Department

Approved this ____ day of _____, 2011.

Logan-Union-Champaign
Regional Planning Commission

Approved and accepted this ____ day of _____, 2011, wherein all of the Roads, Drives and Streets, shown dedicated hereon, are accepted, as such.

Union County Commissioner

Union County Commissioner

Union County Commissioner

Transferred this ____ day of _____, 2011

Auditor, Union County, Ohio

Filed for record this ____ day of _____, 2011 at _____, M.

Recorded this ____ day of _____, 2011

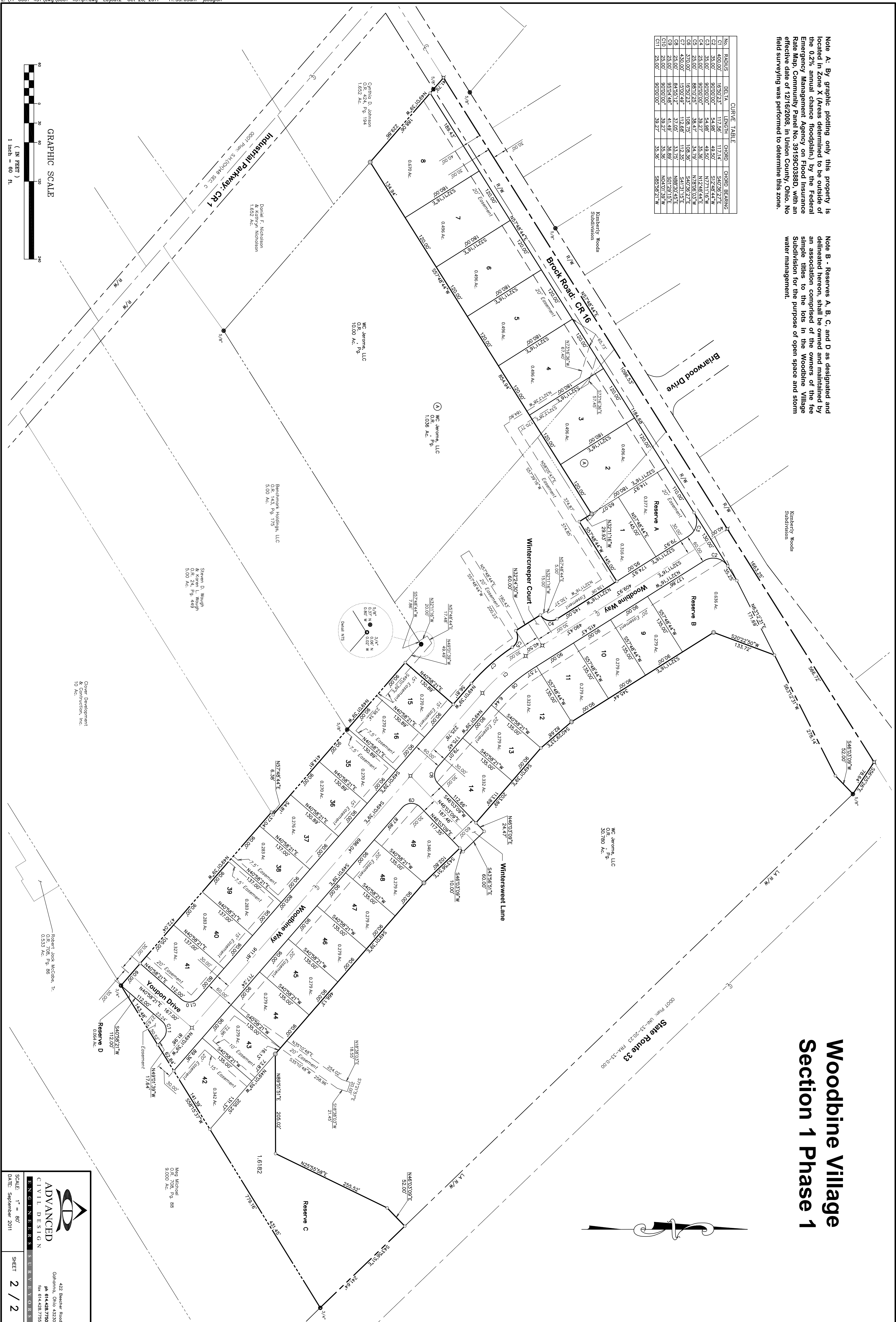
Plat Cabinet _____, Slides _____

Recorder, Union County, Ohio

Note A: By graphic plotting only this property is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39159C03880, with an effective date of 12/16/2008, in Union County, Ohio. No field surveying was performed to determine this zone.

Note B - Reserves A, B, C, and D as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Woodbine Village Subdivision for the purpose of open space and storm water management.

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	400.00'	1650.23'	117.86'
C2	400.00'	1650.23'	117.86'
C3	35.00'	9000.00"	54.88'
C4	25.00'	9000.00"	39.27'
C5	25.00'	9000.00"	35.36'
C6	370.00'	1650.23'	108.75'
C7	430.00'	1500.48'	112.68'
C8	23.00'	8459.12'	33.25'
C9	25.00'	9000.00"	35.36'
C10	25.00'	9000.00"	35.36'
C11	25.00'	9000.00"	35.36'



**DEED OF PROTECTIVE COVENANTS
ESTABLISHING RESTRICTIONS, RESERVATIONS,
CONDITIONS, COVENANTS, EASEMENTS,
ASSESSMENTS, AGREEMENTS, OBLIGATIONS,
RIGHTS, USES AND PROVISIONS**

WC JEROME, LLC, a limited liability company organized under the laws of the State of Ohio and with an office and place of business located at 229 Huber Village Blvd., Westerville, Ohio 43081 (hereafter sometimes referred to as "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to it paid by **BRUCE H. BURKHOLDER, TRUSTEE**, of the County of Delaware and State of Ohio (hereafter sometimes referred to as "Grantee"), the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said Grantee, Bruce H. Burkholder, Trustee, his successors and assigns forever, the following REAL ESTATE, consisting of approximately 41.838 acres, more or less, situated in the County of Union, State of Ohio and in Jerome Township, and bounded and described as set forth on Exhibit "A" attached hereto and made a part hereof. The above referenced real estate is sometimes hereafter referred to as the "Real Property", and sometimes herein called "Woodbine".

LAST TRANSFER: Instrument Number _____ Union Recorder's Office, Union County, Ohio
PARCEL NUMBER: _____

In pursuance of a general plan for the protection, benefit and mutual advantage of all the Real Property herein conveyed which the Grantor proposes to subdivide into residential lots, and of the Persons who are now or may hereafter become Owners of any of said parts thereof, and as a part of the consideration for this conveyance, the Grantor executes and delivers this deed of conveyance and the Grantee accepts the same subject to all and each of the following restrictions, reservations, conditions, covenants, easements, rights-of-way, charges, assessments, agreements, obligations, rights, uses and provisions, all hereafter sometimes referred to as "Protective Covenants", which are for the mutual benefit and protection of, and shall be enforceable by, the Grantor, the Association all and any of the present and future Owners of any of the Real Property; and the Grantee, for himself and his successors in title to the Real Property, covenants and agrees to keep and perform each of the said Protective Covenants as hereinafter set forth and hereby declares that the Real Property is and shall be held, transferred, sold, conveyed and occupied subject to said Protective Covenants.

These Protective Covenants shall run with the Real Property hereby conveyed and shall be binding upon the Grantee and his successors in title to the Real Property for a period of forty (40) years from the date hereof and shall be automatically extended for successive periods of ten (10) years each unless and until an instrument properly executed and approved in accordance with the provisions of this Deed of Protective Covenants has been recorded in the Office of the Union County Recorder, Union County, Ohio, acting to change, modify, or terminate these Protective Covenants in whole or in part.

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ARTICLE ONE

DEFINITIONS

The following terms, as hereinbefore and hereinafter used in this Deed of Protective Covenants, shall have the following meanings unless the context otherwise requires:

Section 1. "Additional Property" means Section 2 of Woodbine, that being the property currently zoned to be part of Woodbine and located to the south of the Real Property..

Section 2. "Applicant" means an Owner of a Lot(s) or its Contractor that desires to construct or alter Improvements thereon and accordingly is required pursuant to the terms of these Protective Covenants to submit an application and certain other submittal data to the Design Review Committee for its review and approval prior to commencing construction of such Improvements.

Section 3. "Articles" and "Articles of Incorporation" means the Articles of Incorporation filed with the Office of the Secretary of State of the State of Ohio to create the Association as the same may be lawfully amended from time to time.

Section 4. "Assessments" means the periodic charges, both regular and special, levied on and collected from the Owners by the Association, pursuant to the authority granted herein.

Section 5. "Association" means the Woodbine Homeowners Association, Inc., a not-for-profit corporation formed by the Developer and organized under the laws of the State of Ohio to enforce and administer the Protective Covenants (except to the extent the Developer has specifically reserved the right to enforce and administer the same, in which case the Association shall not be charged with such responsibility until such time as the Developer has assigned the responsibility for the same over to the Association), and to generally care for and maintain the Common Property.

Section 6. "Barrier" means planting, hedge, fence, wall, earth mound or combination thereof.

Section 7. "Board of Trustees" means those Persons who, as a group, administer the affairs of the Association and serve as its Board of Trustees, all in accordance with the Articles and the Code of Regulations.

Section 8. "Code of Regulations" means the Code of Regulations governing certain activities and procedures of the Association and its Board of Trustees as it may be lawfully amended from time to time.

Section 9. "Common Expenses" means all expenses incurred by the Association (or the Developer to the extent applicable) in owning, administering and maintaining the Common Property, providing certain maintenance and other services to the Owners as required by these Protective Covenants including but not limited to maintaining the Lift Station, and conducting its affairs and generally discharging the duties and obligations imposed upon it by these Protective Covenants or assumed by it pursuant to authorization granted by these Protective Covenants.

Section 10. "Common Property" means those portions of the Real Property and all Improvements thereon and appurtenances thereto, which are now or may hereafter be owned by the Association and intended for the collective benefit and use of the Owners of the Real Property. The Common Property

includes, without limitation those portions of the Real Property denoted as Common Property upon the Plat (or Plats), the Lift Station, and any roads, drives, storm sewer, water, electric gas or sanitary improvements to Woodbine which are not owned by a private/private utility company or dedicated to and accepted by a governmental authority for ownership and maintenance by such governing authority.

Section 11. **"Contractor"** means a home builder selected by the Owner to construct a House upon the Lot.

Section 12. **"Design and Construction Documents"** means all those documents and submittal data required to be submitted by an Applicant to the Design Review Committee as described more particularly herein.

Section 13. **"Design Review Committee"** means the entity responsible for conducting the Design Review Process and in certain limited instances, as specifically set forth herein for administering certain aspects of the Protective Covenants. Until assignment of such responsibilities in the manner provided in herein, members of the Design Review Committee shall be appointed by the Developer.

Section 14. **"Design Review Process"** means the procedure set forth herein for obtaining the approval of the Design Review Committee for the construction of Improvements on or within a Lot.

Section 15. **"Design Standards"** means all of those guidelines and standards prepared by the Developer and its representatives (as amended from time to time as set forth herein), and issued to the Design Review Committee describing and dictating the general considerations which must be undertaken by Owner or its Contractor in preparing and submitting an application for the construction of Improvements on or within any given Lot, which standards and guidelines will be generally followed by the Design Review Committee in reviewing and approving or disapproving any such application. The Design Standards generally describe and incorporate specific requirements relating to Lot maintenance, Landscaping, set back requirements, lot splits, general architecture, exterior materials, colors, window treatments, outdoor furnishings, driveways, walkways, lighting, etc. The same may be amended by the Developer or the Design Review Committee as set forth herein; provided, however, the same shall not be amended in such a manner so as to conflict with the terms and conditions of these Protective Covenants without complying with the requirements to amend this instrument. The Design Standards in place as of the date of recordation of this instrument are attached hereto and marked as Exhibit "B".

Section 16. **"Developer"** means **WC Jerome, LLC**, or any successors in interest to WC Jerome, LLC that acquire title to substantially all of the Vacant Lots owned by the Developer.

Section 17. **"Grantee"** means Bruce H. Burkholder, Trustee, in his capacity as Trustee under this Deed of Protective Covenants.

Section 18. **"Grantor"** means **WC Jerome, LLC** and its successors and assigns.

Section 19. **"House"** means a roofed and walled Structure and all Improvements and extensions thereof which are an integral part of the Structure.

Section 20. **"Improvement" or "Improvements"** means Structures and construction of any kind, whether above or below the land surface, such as but not limited to Houses, driveways, sidewalks, retaining walls, water lines, sewers, all electrical and gas distribution facilities, walkways, walls, fences, hedges, plantings, Barriers, Landscaping, and any Structure of any type or kind.

Section 21. "Landscaping" means elements in the physical environment, including but not limited to plantings, grading, retaining walls, site features, and water features.

Section 22. "Lift Station" means the private force mains, the temporary pump station and all necessary appurtenances to connect to the existing sanitary sewer along Industrial Parkway in the vicinity of Woodbine.

Section 23. "Lot" means a subdivided residential building lot located within Woodbine.

Section 24. "Marysville" means the City of Marysville.

Section 25. "Member" means a Member of the Association as such term is used within the Articles and Code of Regulations.

Section 26. "Owner" or "Owners" means any Person that acquires fee simple title to a Lot.

Section 27. "Person" means a natural individual, corporation, partnership, limited liability company, trustee or other legal entity capable of holding title to real property.

Section 28. "Plans" means diagrams, outlines, or drawings reciting the specific descriptions of the various Improvements intended to be constructed upon a Lot or Lots including the specifications related to the same.

Section 29. "Plat" means the plat filed with the office of the Auditor of Union County, Ohio and the office of the Recorder of Union County, Ohio in each case for Woodbine Subdivision and any additional phases or Sections added to the same, if applicable, and as herein provided.

Section 30. "Property Line" or "Property Lines" means a line bounding the perimeter of a Lot.

Section 31. "Proportionate Share" means the amount of a fee, lien or Assessment applicable to a particular Lot as determined in accordance with these Protective Covenants. Unless otherwise provided to the contrary herein, the Proportionate Share shall generally be determined by total number of Lots that have been improved/developed within Woodbine.

Section 32. "Protective Covenants" means all of the restrictions, reservations, conditions, covenants, easements, Rights-of-Way, charges, Assessments, agreements, obligations, rights, uses, and provisions running with the Real Property pursuant to this certain Deed of Conveyance executed and filed for the purpose of generally establishing the plan for development at Woodbine.

Section 33. "Real Property" means approximately 41.838 acres of real property comprising all of the land located at Woodbine, the legal description of which is attached hereto and marked as Exhibit "A", together with any and all appurtenant easements and/or rights-of-way running therewith.

Section 34. "Setback" means distance as measured from a public right-of-way or Property Line.

Section 35. "Structure" or "Structures" means an Improvement constructed upon any portion of the Real Property, including a House but not including curbs, walkways, driveways, underground Improvements, or other items not actually rising above the level of the ground.

Section 36. "Township" means the Jerome Township, Ohio.

Section 37. "Township Officials" means all planning staff, township trustees, development and planning/zoning commissions, zoning and building code enforcements persons and the applicable Board of Zoning Appeals of the Township.

Section 38. "Vacant Lot" means any Lot for which no building permit has been issued.

Section 39. "Woodbine" means the Woodbine Subdivision as locate upon the Real Property described herein and the Improvements erected or to be erected thereon.

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ARTICLE TWO

GENERAL CHARACTER AND PURPOSES

The Real Property is subject to the within Protective Covenants to insure the proper use and most appropriate development of each Lot, as well as the maintenance and preservation of the Common Property. It is the intent of these Protective Covenants: (i) to insure that Woodbine will always be maintained as an attractive setting for single family homes with attractive and quality Improvements; (ii) to protect the Owners of the Real Property against improper and undesirable use of surrounding portions of the Real Property; (iii) to protect against depreciation in value of the Real Property; (iv) to guard against erection of Improvements built of improper or unsuitable materials or design; (v) to encourage the erection of attractive Improvements with appropriate locations; (vi) to prevent haphazard and inharmonious development of the Real Property; (vii) to provide for ingress and egress to the various Lots located in Woodbine; (viii) to assure all Owners to the highest degree possible a protected investment; (ix) to make living at Woodbine an enjoyable experience; (x) to encourage the most appropriate use of land; (xi) to provide adequate water, storm sewer, and sanitary sewer services to all Lots; (xii) to assure to the highest degree possible the safety, health and general welfare of all of the Owners; (xiii) to meet and obtain the goals and purposes as set forth in the Design Standards, Articles, and Code of Regulations; and (ix) to generally provide a quality development. This Article shall be used by the Developer, the Design Review Committee and the Association as a standard in judging performance and interpreting the provisions of these Protective Covenants and the Design Standards and in approving or disapproving Plans for the construction of Improvements upon a Lot.

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ARTICLE THREE

DESIGN REVIEW COMMITTEE

Section 1. Establishment of Design Review Committee. There is hereby established a Design Review Committee. The Design Review Committee is, and shall remain, the agent and committee of the Developer until such time as the Developer assigns over unto the Association the right to appoint members to the Design Review Committee, as more particularly set forth in this Article Three, Section Five below, at which time the Design Review Committee shall automatically become, and thereafter be, the agent and committee of the Association.

Section 2. Composition of Design Review Committee. The Design Review Committee shall be comprised of such Persons as the Developer shall initially determine and appoint (or as may thereafter be appointed by the Developer or the Association in the manner set forth in this Article Three, Section Five below); provided, however, the Design Review Committee shall consist of not less than three members.

Section 3. Duties and Authority of Design Review Committee. The Design Review Committee shall have (and hereafter does have) the power and authority to generally review and approve (or disapprove) any applications for construction of Improvements on or within any Lot; provided, however, the Design Review Committee shall, in exercising such power and authority, follow and generally comply with the terms and conditions of these Protective Covenants, and the Design Standards. In this respect, the Design Review Committee shall have full power and authority to do any one or more of the following:

- (A) Issue and promulgate By-Laws of the Design Review Committee defining and describing the procedures by which meetings of the Design Review Committee will be conducted, all in accordance with this Article Three, Section Four below;
- (B) Conduct such meetings as the Design Review Committee shall see fit in the course of reviewing applications for construction of Improvements and the submittal data included therewith;
- (C) Enter into, execute and carry out contracts with such architectural and landscape professionals as the members of the Design Review Committee shall deem appropriate to fulfill their responsibilities hereunder;
- (D) Amend or modify the Design Standards in accordance with the provisions relating to the same as set forth within the Design Standards and these Protective Covenants;
- (E) Generally conduct the review and approval process as set forth within Article Five of these Protective Covenants;
- (F) Enforce the Design Standards and these Protective Covenants to the extent specifically authorized or set forth herein; and
- (G) Do any and all other acts and things necessary or proper in the furtherance of these Protective Covenants and the Design Standards.

Section 4. Governance of Design Review Committee. The Design Review Committee shall be governed by By-Laws adopted by the Design Review Committee, and approved by the Developer, which By-Laws shall generally set forth the procedures for conducting meetings of the Design Review Committee, and otherwise the procedures for conducting the Design Review Process as more particularly set forth in Article Five herein.

Section 5. Appointment of Members to Design Review Committee. Initially, the Developer shall appoint all of the members of the Design Review Committee, and shall thereafter continue to appoint (or reappoint) all of the members of the Design Review Committee until such time as the number of Vacant Lots owned by the Developer constitutes less than five percent (5%) of all the Lots located within Woodbine including any Additional Property hereafter added to Woodbine pursuant to the application of Article Thirteen (13) herein. At such time as the Developer first owns less than five percent (5%) of all the Lots located within Woodbine, including any Additional Property hereafter added to Woodbine pursuant to the application of Article Thirteen (13) herein, the Developer shall execute a so-called "turnover" document and, the Association shall conduct a Special Meeting and shall appoint (or reappoint) all of the members of the Design Review Committee, and as set forth within Section One above of this Article Three. The Design Review Committee shall, automatically upon the occurrence of such event, cease to be the agent and committee of the Developer, and thereafter immediately and automatically become the agent and committee of the Association.

Section 6. Release of Liability of Design Review Committee for Failure of Plans to Meet Applicable Building or Zoning Code Requirements or Otherwise. Approval of submissions by the Design Review Committee is not intended and does not create any warranty (express or implied) by the Design Review Committee, Developer, or the Association that the various submissions, including Plans are in any way satisfactory for the substantial completion of construction of the intended Improvements, nor does the same in any way assure that such Plans comply with the applicable Township and/or State codes, or will result in the Applicant receiving the required approvals of Township Officials. Specifically, neither the Design Review Committee nor the Developer or the Association shall have any liability for defects in the construction of Improvements arising as a result of the use of the approved submissions, including the approved Plans, nor shall the Design Review Committee, Developer, or Association have any liability for the failure of the Applicant to obtain all of the required approval of the Township Officials. In this respect, by submitting an application, the Applicant, including the applicable Owner agrees to the same, and by such submission do waive any claims against the Design Review Committee, Developer, or the Association as the same may arise or result from their respective review and/or approval of submissions, Plans, or other submittal data. It is the intent of this paragraph to firmly establish the responsibility of the Applicant to undertake full responsibility for the adequate preparation of submittal data, including Plans, and to obtain all required approval of Township Officials and to meet all applicable Township and/or State code requirements.

Section 7. General Release of Liability of Design Review Committee. The Design Review Committee, Developer, and/or Association shall not be liable in damages or otherwise to anyone submitting an application for approval or to any Owner of a Lot by reason of mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve such application, provided the Design Review Committee, Developer and/or Association, as applicable, acted in good faith in taking any such action (or failing to so act). In this respect, every Person who submits an application to the Design Review Committee for approval agrees, by submission of such application, and every Owner of any Lot agrees, by acquiring title or interest therein or thereto, that such Person (including but not limited to any Owner) will not bring any action or suit against the Design Review Committee, Developer, and/or Association relating to the same, and hereby waive and release the Design Review Committee,

Developer, and/or Association from any liability arising from mistakes in judgment, negligence, or non-feasance, provided the Design Review Committee, Developer and/or Association, as applicable, acted in good faith in taking the actions (or failing to act) giving rise to such claims.

Section 8. Indemnification of Design Review Committee. At such point in time when the Design Review Committee becomes the agent and committee of the Association as more particularly described in Section One and Section Five above of this Article Three, then the Association shall thereafter indemnify and hold harmless the Design Review Committee, and its members, from any claims, actions, suits, or damages instituted or threatened against the Design Review Committee, or to which the Design Review Committee may be a party arising out of actions or inactions of the Design Review Committee or its members in their capacity as such, whether such claims, suits, actions or proceedings are brought by on behalf of third parties or by or on behalf of Owners, except to the extent the same are the result of the gross negligence or intentional wrongdoing of the Design Review Committee or its members. In the event of any of the situations described above, and not by way of limitation, the Design Review Committee shall be entitled to periodic advances from the Association to pay attorney fees and other expenses as they are incurred.

Section 9. Expenses of Design Review Committee. The actual out-of-pocket expenses incurred by the Design Review Committee in reviewing an application and meeting and discussing the same with the Applicants shall be an expense of the Applicant. In this respect, the Design Review Committee is authorized to charge the Applicants an application fee upon submission of an application for approval. The application fee shall be used to pay the out-of-pocket costs of the Design Review Committee. In the event the fees described above exceed the application fee, the Applicant will be required to pay and satisfy the overage.

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ARTICLE FOUR

DESIGN STANDARDS

Section 1. Establishment of Design Standards. In order to supplement and further define various of the elements of these Protective Covenants, the Developer has issued a set of Design Standards. The Design Standards are intended to further describe the specific procedures and elements recited within these Protective Covenants. In this respect, to the extent there exists or arises a conflict between these Protective Covenants and the Design Standards, the terms and conditions of these Protective Covenants shall be superior and shall be binding over the terms and conditions of the Design Standards.

Section 2. Purpose of Design Standards. The purpose of the Design Standards is to set forth and explain certain particular standards and procedures pertaining to the development of the Improvements within Woodbine. The intention of the Design Standards is to create well designed Houses, and consistent architecture with compatible use of colors and building materials, and to provide a codification of the procedures relating to the Design Review Process as described in Article V herein. All Houses constructed within Woodbine shall conform to the Design Standards which were applicable at the time such construction was initiated.

Section 3. Amendment to Design Standards. The Design Review Committee may from time to time amend, change or modify the Design Standards provided such Design Standards shall be in conformity with the spirit and intent of these Protective Covenants, and further provided the Design Review Committee shall not amend, change, or modify the same without the written consent of Developer, which consent the Developer may withhold in its sole and absolute discretion; provided, however, at such time as Developer has assigned over unto the Association its right to appoint members to the Design Review Committee as described in Section One and Section Five of Article Three herein, then the consent referred to above shall be similarly (and automatically) assigned over to the Association.

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ARTICLE FIVE

DESIGN REVIEW PROCESS

Section 1. General Procedures. Except as provided in the next following sentence, no Improvement of any kind shall be installed, erected, placed, assembled, altered or permitted to remain on any Lot until and unless its proposed use and the Plans for construction of the same showing the nature, shape, size, color, architectural design, material, location and Landscaping, paving plans, and storm drainage have been first approved in writing by the Design Review Committee. After the substantial completion of a House and associated Improvements upon a Lot, and provided the same complies in all respects with these Protective Covenants and the Design Standards, then any subsequent improvement, alteration, or modification of the elements of such House located entirely within the confines of such House and not otherwise visible from the exterior of such House, shall not require the further review or approval of the Design Review Committee. Relative to the review and approval of the Design Review Committee, the Design Standards shall provide the specific procedures by which an Owner submits an application for the construction of such Improvements, and by which the Design Review Committee reviews and approves or disapproves the same. However, generally the application shall contain a statement of use, which statement on use shall include all uses to which the Owner will put the Improvements. The Plans shall include, without limitation, plot plans showing proposed land contouring or grades, Houses, paved areas, Landscaping including planting area and elevations. The specifications shall describe types of construction and materials to be used. Approval or disapproval shall be based, among other things, on conformity and harmony of the Plans within the Design Standards, these Protective Covenants, and conformity of the same to the general character of Woodbine as described in Article Two hereof. Except as specifically provided herein to the contrary, no application for a House permit or filing of Plans shall be made without receiving such approval, as provided herein.

Section 2. Pre-Planning Conference. Upon execution of a purchase agreement for a Lot or sooner where advisable, a conference with the Owner and/or the Owner's Contractor (as applicable), and a representative of the Design Review Committee shall be arranged by the Applicant. This meeting shall occur before detailed planning begins in order to develop an early understanding of the requirements, limitations, and procedures set forth within the Design Standards and these Protective Covenants.

Section 3. Submission of Plans. The exact procedures for the submission of Plans and other submittal data shall be as dictated by the Design Standards. However, generally, Plans for any Improvements to be erected upon a Lot shall be prepared under the supervision of an architect registered to practice architecture in the State of Ohio, and shall bear the seal and signature of such architect. Further, each Owner must check to insure that all Design and Construction Documents will be in compliance with Township codes, zoning, and other governing authorities having jurisdiction over the Lot. In the event a conflict between the Design Standards, Protective Covenants, and any governing authority shall exist, the stricter or more onerous standard shall apply. The Design and Construction Documents as described above shall illustrate the scale and relationship of the Improvements and its components. These documents shall fix and describe the size, shape, and character of the Improvements, and the type of construction, materials, mechanical systems, and other such essentials to be used relative to the Improvements. These documents shall generally include the site plan, floor plans, elevations, specifications (preliminary), Landscaping plans, and other documents necessary to explain the character of the Improvements.

Section 4. Approval or Disapproval of Plans. The Design Review Committee will review any submissions which have been properly submitted to the Design Review Committee. The exact procedures

for the review and approval (or disapproval) by the Design Review Committee shall be governed by the Design Standards and By-Laws of the Design Review Committee.

Section 5. Failure of Design Review Committee to Act. Failure to approve or disapprove any submission or resubmission within thirty (30) days from the date on which submission or resubmission was received by the Design Review Committee shall constitute approval of the same unless the same is the result of a clerical or ministerial error of the Design Review Committee, and the Design Review Committee thereafter notifies the Applicant of its approval or disapproval promptly after discovery of such clerical or ministerial error.

Notwithstanding anything to the contrary contained herein, after the expiration of one year from the date of issuance of the first Certificate of Occupancy allowing and permitting an Owner to occupy the House; said Improvements shall, in favor of future purchasers and mortgagees in good faith and for value, be deemed to be in compliance with all provisions of these Protective Covenants relating to the approval of Plans, unless actual notice of such noncompliance executed by the authorized representative of the Design Review Committee, the Developer and/or the Association, shall appear of record in the Office of the Union County Recorder, Union County, Ohio, (which instrument must name the fee simple owner of the real property in question so as to assure the same appears in the "chain of title") or unless legal proceedings have been instituted to enforce compliance with these Protective Covenants or the Design Standards in a court of competent jurisdiction located in Union County, Ohio.

Section 6. Special Procedures and Exceptions. By this Section, the Design Review Committee is granted the power and authority to issue special procedures for handling particularly unusual situations and/or circumstances, including the construction of Improvements on an accelerated basis requiring expedited review and approval of documentation, including but not limited to the review and approval of preliminary documentations, contemporaneously with the initiation of construction on a Lot or application for a building permit. In this respect, the methods and procedures for establishing such exceptions, including the granting of the same over unto any Applicant shall lie within the sole and absolute discretion of the Design Review Committee, subject only to the written approval of the Developer (or Association, as applicable), and the failure or refusal of the Design Review Committee to initiate or apply any such special procedures or exceptions as to any Applicant shall not give rise to claims and/or liabilities on behalf of the Applicant and/or any Owner. In this respect, by submitting an application, the Applicant, including the applicable Owner agree to, and by submission thereof, do waive any claims against the Design Review Committee, Developer, or the Association, as the same may arise or result in their respective refusal to undertake any of the special procedures or exceptions set forth within this Section as to any such Applicant.

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ARTICLE SIX

RESTRICTIONS ON USE AND DEVELOPMENT

Section 1. Uses. All Lots are to be used for single family residential homes and accessory uses including so-called *home based business* which shall be housed entirely within the House as constructed upon the Lot, and shall not create undue traffic or parking issues (including excessive use of on street parking). Any other use must receive prior written approval from the Design Review Committee and shall not be contrary to any restrictions set forth in these Protective Covenants or violate any federal, state, county or Township regulations, including but not limited to applicable zoning regulations.

Section 2. Pollution, Noise And Nuisances. No use shall be permitted or maintained on any portion of the Real Property herein conveyed which may cause, produce or contribute to any of the following:

- (A) Except with respect to traffic which transgresses the roads as constructed with the Real Property, noise that, because of excessive or unusual volume, duration, intermittence, beat, frequency or shrillness, is objectionable to Owners of any Lot upon which a House has been constructed;
- (B) Noxious, toxic or corrosive fumes or gases, or excessive smoke, dirt or dust emission;
- (C) The attraction of flies, bugs or insects;
- (D) Noxious odors, glare, vibration, radiation, or liquid wastes.

Section 3. Driveways. All driveways shall be constructed pursuant to applicable Township code.

Section 4. Fences, Walls, and Barriers. No fence, wall, hedge, Barrier, or mass planting shall be erected, installed or permitted to remain on a Lot without the prior written approval of the Design Review Committee.

Section 5. Excavation And Oil Drilling. No excavation shall be made on, and no sand, gravel or soil shall be removed from the Real Property or any portion thereof except in connection with construction and Improvements. Upon the completion of construction and Improvements, exposed openings shall be back-filled and compacted, and the disturbed ground shall be graded, leveled and paved or landscaped in accordance with the provisions hereof.

Section 6. Outside Storage And Equipment. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a Lot outside a permanent Structure without the prior written approval of the Design Review Committee. Outside storage shall be permitted only where such storage is approved by the Design Review Committee. The provisions hereof shall apply also to the bulk storage of all liquids, including fuel oil and petroleum products, and air-conditioning equipment. This provision shall not be applicable to the materials, equipment and supplies stored in relation to and as a part of the construction of the permanent Structures upon each parcel, which materials, equipment and supplies shall be removed immediately upon completion of construction.

Section 7. Waste And Refuse. All waste materials or refuse, combustible and non-combustible, shall be stored and maintained in closed containers, and in accordance with any restrictions promulgated by the Design Review Committee.

Section 8. Clearing, Drainage and Grading. Materials resulting from clearing, grubbing and demolition operations, and all other debris, shall be promptly removed from the Lot.

Section 9. Permanent Signage. Except for family names shown on mail boxes or entry features, no permanent signs shall be displayed upon any Lot without the express approval of the Design Review Committee,

Section 10. Temporary Signage. Temporary signs for sale or leasing of a House or a Lot, or for denoting the name of the Architect, Engineers, and/or Contractor will be allowed to identify Improvements under construction or alteration. Only one temporary sign shall be allowed per Lot, and no other temporary signage shall be allowed without the approval of the Design Review Committee. All temporary signs shall be removed from the Lot within seven days after sale, leasing or substantial completion of construction of the Improvements. Temporary signage shall conform to the following standard, and must be submitted to the Design Review Committee for review and approval prior to installation.

Section 11. Lawn Maintenance. All Lots regardless of size upon which Houses have been constructed shall be seeded or sodded and maintained to the curb line by Owner. Turf grass should be mowed in order to maintain a height less than four inches (4"), and weed and insect control in turf areas shall be required where necessary.

All plant material is to be kept in an attractive condition through pruning or other means. All plant beds shall be mulched and weeded. Leaf and debris shall be the responsibility of the Owner.

Section 12. General Maintenance. All Improvements shall be maintained in good condition. Each Owner including the Developer herein as to the premises retained by it, shall carefully maintain their respective property, including but not limited to the mowing of grass regularly, and shall carefully maintain all Houses and Improvements thereon, of whatever nature, in a safe, clean and wholesome manner and in first-class condition and repair at all times. By way of example and not by way of limitation, all exterior painted surfaces shall be maintained in first-class condition.

Section 13. Right To Resubdivide. Each Lot is considered as a single unit; and it shall not be resubdivided.

Section 14. Temporary Facilities. Temporary storage sheds, trailers, portapotties/restrooms, barricades, fences and the like, will be permitted as are necessary during the construction period of the Improvements. Such facilities shall be placed upon the Lot as inconspicuously as possible so as not to be an inconvenience or eyesore to the other Owners. The location of all temporary facilities shall be subject to the approval of the Design Review Committee.

Temporary facilities shall be removed promptly as each becomes no longer required and the area which each facility occupied completely cleaned of all debris, dressed and shaped neatly and temporarily grassed as required to stabilize the soil. No temporary facilities shall remain for more than fourteen (14) days

after the date of substantial completion of construction of the Improvements for which they were used unless written permission is granted by the Design Review Committee.

Section 15. Storage of Vehicles/Temporary Structures. No boats, trailers, campers, buses, trucks, or other large or unusual vehicles shall be parked or stored on any portion of a Lot for more than seventy-two (72) hours, except during the course of the construction of the Improvements. No Structure of a temporary character, trailer, storage building, storage shed, tent, shack, garage, barn, or other outbuilding shall be permitted upon any portion of the Real Property, except during the course of construction of the Improvements as more particularly set forth in this Article or as specifically permitted by the Design Review Committee.

Section 16. Limitation on Water Discharge. There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.

Section 17. Prohibited Matters Related to Easements. No permanent structures, plantings, etc. shall be permitted in easement areas without the approval of the Design Review Committee and applicable governing authorities.

Section 18. No Modifications to Grading and Storm Water Detention. Grading of the storm water detention areas shall not be changed without the approval of the Design Review Committee and applicable governing authorities.

Section 19. Ditch Maintenance Charges. Each Owner by acceptance of a deed conveying to such Owner a Lot agrees to assume any and all ditch maintenance charges which are established by the Union County Commissioners for Woodbine.

Section 20. Required Permits. No construction may begin or building started without the Owner or Contractor obtaining zoning, building, water and sewer tap permits. Zoning permits are obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department. Water and sewer tap permits are obtained from the applicable service provider.

Section 21. Sanitary Sewer Charges. Each Owner by acceptance of a deed conveying to such Owner a Lot agrees to assume any and all sanitary sewer and water service charges which are established by the applicable service provider.

Section 22. Code Requirements. All Improvements constructed within Woodbine shall meet the requirements of the Township, Union County, and other applicable code authorities.

Section 23. Downspouts Drains. Downspout drains shall not be connected directly to the roadway underdrains.

Section 24. County Maintenance of Water Detention Basin. The rear yards of Lots 42, 43, 57, 58 and 59 abut an existing storm water detention basin. The Owners of such Lots expressly grant to the County an easement to permit the mowing of the basin as part of the annual County ditch maintenance assessment. As of the date of filing of this instrument the mowing will occurs approximately 2 times per year to keep the basin functional. Owners or the Association may mow the basin more frequently at their own expense.

Section 25. Parking. Union County may restrict or eliminate on-street parking along the side of the pavement within Woodbine Way where indicated by the "No Parking" designation hereon. The Owners of the Lots hereby waive any and all objections to said parking restriction or elimination.

Section 26. FEMA Zone. At the time of platting of Woodbine, all of the subdivision is in Zone X (areas determined to be out of the 500-year floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Union County, Ohio and unincorporated areas, map numbers _____ with effective date of _____.

Section 27. Minimum Setbacks. Zoning regulations for Woodbine in effect at the time of the filing of the Plat for Section 1 of Woodbine specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front	___ feet
Side	___ feet one side, ___ feet total
Rear	___ feet

Said zoning regulations and any amendments thereto passed subsequent to acceptance of the Plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for information purposes only.

Section 28. Utility Providers. Prospective Owners of the Lots in Woodbine are hereby notified that, at the time of the filing of the Plat for Woodbine Section 1, utility service to Woodbine for electric power is provided by _____, telephone service is provided by _____, and natural gas is provided by _____.

Section 29. School District. At the time of platting, all of the subdivision is in the Dublin City School district.

Section 30. Reserves. Reserves as designated and delineated on the Plat shall be owned by the Association, and maintained by Association.

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ARTICLE SEVEN

RESERVATION OF EASEMENTS

Section 1. Reservation Of Easements for Utilities. The Developer specifically reserves a non-exclusive easement over, under and across any ground lying between the public Right-of-Way line of Brock Road and a line parallel to the public Right-of-Way line of Brock Road within the Real Property and as shown on the Plat for the following purposes:

- (A) For the construction, operation and maintenance of underground electric, telephone, water, cable television or internet connection, gas or sewer, pipes, conduits, lines or systems to serve the subject property or other portions of the Real Property (including any required above ground appurtenances); and/or
- (B) To enable any other public utility to serve the subject property or other portions of the Real Property; and/or
- (C) For purposes of ingress and egress to service and maintain such utilities.

Should any public utility company, governmental body or Person require such an executed easement by any Owner in addition to that executed by Developer, then such Owner does hereby covenant and agree, by the acceptance of a deed, lease or sublease, and for itself, himself, herself, themselves, and their respective heirs, successors and assigns, individually and jointly, to execute the same upon the request of Developer herein.

In the event Developer grants to a utility the right to locate its transmission lines or mains or other facilities under any driveway, parking area, fence or walkway, such easement shall provide that the utility shall repair any damage to same occasioned by the installation, relocation, maintenance or repair of such facilities.

Section 2. Reservation Of Easement for Ingress and Egress. The Developer specifically reserves for the benefit of any Owner a non-exclusive easement over, under and across the Real Property for ingress and egress over, across and through the roadways until such time as the same have been dedicated to and accepted by a governing authority for pedestrian and vehicular traffic.

Section 3. Reservation of Storm Water Drainage Easement. The Developer specifically reserves a non-exclusive easement over, under and across the Real Property for the benefit of the Owners of the various Lots to use, maintain and enjoy the storm water drainage improvements installed by Developer upon the Real Property until such time as the same have been dedicated to and accepted by a governing authority.

Section 4. Reservation of Sanitary Sewer Easement. The Developer specifically reserves a non-exclusive easement over, under and across the Real Property for the benefit of the Owners of the various Lots to use, maintain and enjoy the sanitary sewer line as installed by the Developer until such time as the

same have been dedicated to and accepted by a governing authority and otherwise subject to tap in fees and use charges and fees normally and customarily associated with the same.

Section 5. Reservation of Water Line Easement. The Developer specifically reserves a non-exclusive easement over, under and across the Real Property for the benefit of the Owners of the various Lots to use, maintain and enjoy the water line as installed by the Developer, until such time as the same have been dedicated to and accepted by a governing authority and otherwise subject to tap in fees and use charges and fees normally and customarily associated with the same.

Section 6. Assignment of Easements. The Developer reserves the right to assign the easements reserved pursuant to this Article Seven over unto such Persons as the Developer shall determine; provided, however, at such time as the Developer assigns over unto the Association the right to appoint members to the Design Review Committee, then without the requirement of any further documentation, any easements reserved pursuant to this Article Seven and not heretofore assigned over unto any other Person, shall automatically be assigned over unto and vest in the Association.

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ARTICLE EIGHT

HOMEOWNERS ASSOCIATION

Section 1. Establishment of Association. The Developer has caused (or will cause) to be incorporated the Association. Every Owner is automatically a Member of the Association. The Association shall be governed by a Board of Trustees, which shall consist of not less than three members of the Board of Trustees who have been initially designated by the Developer, and thereafter elected or appointed in accordance with Section Five of this Article Eight.

Section 2. Voting Rights. Except as provided in Section Four of this Article Eight, in all elections for members of the Board of Trustees, voting shall be in accordance with the provisions of these Protective Covenants and the Code of Regulations, and in this respect, each Owner shall receive a number of votes equal to the total number Lots owned by the Owner. Joint, common, or other multiple ownership of a Lot shall not entitle the Owners of such property to more than the number of votes which would be authorized if such property were held under one name.

Section 3. Qualification. Except for those Persons appointed by Developer, in order to be a member of the Board of Trustees, the Person must be entitled to vote in the election of Board of Trustees. For the purposes of this Section, a Person shall be deemed as entitled to vote if the entity to which the Person is employed or affiliated is entitled to vote.

Section 4. Election of Members of the Board of Trustees. Initially, the Developer shall appoint all of the members of the Board of Trustees. Thereafter, the Developer shall continue to appoint (or reappoint) all of the members of the Board of Trustees until such time as the number of Vacant Lots owned by the Developer constitutes less than five percent (5%) of all the Lots located within Woodbine, including any additional property hereafter added to Woodbine pursuant to the application of Article Fifteen (15) herein. At such time as the number of Vacant Lots owned by Developer first becomes less than five percent (5%) of all the Lots located within Woodbine, including any additional property hereafter added to Woodbine pursuant to the application of Article Fifteen (15) herein, the Developer shall execute a so-called "turnover" document and, the Association call a Special Meeting and elect (and re-elect) all of the members of the Board of Trustees in accordance with the provisions of the Code of Regulations.

Section 5. Term Of Office. Prior to the date and time when the Developer assigns over unto the Association and its Members the right to elect and appoint members of the Board of Trustees as set forth in Section Four of this Article Eight, the term of office of the members of the Board of Trustees shall be for such time as determined by the Developer. Thereafter, the term of office for the members of the Board of Trustees shall be three years, and the terms shall be staggered to assure that only one Trustee is up for election each year unless the total number of members of the Board of Trustees increased over the initial number of three, in which case the maximum number of members of the Board of Trustees elected annually shall be increased in such a manner so as to give effect to the purpose of this Section.

Section 6. Powers And Duties of the Association. The Association shall have the following powers and duties, whenever in the exercise of its discretion it may deem them necessary or advisable, which powers and duties shall be exercised by and through the Board of Trustees:

(A) To enforce, either in the name of the Association, the Design Review Committee, or in the name of any Owner, any or all of the Protective Covenants herein, provided, however, that this right of enforcement shall not serve to prevent the assignment of those rights by the proper parties, including the Design Review Committee, wherever and whenever such right of assignment exists. Rights herein reserved exclusively to the Developer herein may be exercised by the Board of Trustees only with the prior written consent of the Developer. The expenses and costs of any such enforcement proceedings shall, however, be collected and lienable as herein provided or shall be paid out of the general funds of the Association as herein provided;

(B) To provide for the plowing and removal of snow from the roadways until such time as the same have been dedicated to and accepted by a governing authority, either in enforcing these Protective Covenants or in generally maintaining the Common Property;

(C) To care for, spray, trim, protect and replant trees located upon any Common Property;

(D) To cut and remove weeds and grass from Vacant Lots and to pick up and remove therefrom loose material, trash and rubbish of all kinds and to do all things necessary or desirable in the judgment of the Board of Trustees to keep such Vacant Lots neat in appearance and in good order, either in enforcing these Protective Covenants or in generally maintaining the Common Property;

(E) To provide such lights as the Board of Trustees may deem advisable upon the Common Property;

(F) To provide for the maintenance of the entrances and other ornamental features now existing or which may hereafter be erected or created either in enforcing these Protective Covenants or in generally maintaining the Common Property;

(G) To exercise such control over easements as it may acquire from time to time either in enforcing these Protective Covenants or in generally maintaining the Common Property;

(H) To exercise such control over streets as may be within its power and as it may deem necessary or desirable either in enforcing these Protective Covenants or in generally maintaining the Common Property;

(I) To repair, maintain, and reconstruct the Lift Station, storm water drainage improvements;

(J) To establish policies, procedures, and rules for the review and approval of Plans required by these Protective Covenants and to have the

right to provide for any Improvement or maintenance of Improvement which it may deem necessary or desirable either in enforcing these Protective Covenants or in generally maintaining the Common Property;

(K) To establish and amend and/or modify the Articles or the Code of Regulations;

(L) To elect officers of the Association as provided in Section Ten (10) of this Article Eight;

(M) To provide for the insurance as set forth in Section Eleven of this Article Eight; and/or

(N) To provide for a budget for the Common Expenses, and to estimate, assess, and collect the Assessments as described in Article Nine herein for the purposes of paying the Common Expenses, and to otherwise undertake such actions as are necessary to enforce all of the rights and remedies provided within Article Nine relating to such Assessments.

Section 7. Expenditures Limited To Assessments For Current Year. Except as provided below the Association shall at no time expend more money within one year than the total amount of annual and special Assessments to be collected for such year for such purposes as set forth in Article Nine herein, plus any surplus which it may have on hand from previous Assessments, nor shall the Association enter into any contracts whatsoever, which shall bind the Association and result in Assessments during any future year to pay for any such obligations; no such contract if entered into shall be valid or enforceable against the Association, it being the intention that the Assessments for each year shall be applied as far as is practicable towards the paying of the obligations of that year without affecting the Assessments of any future or subsequent years. Notwithstanding the aforementioned the Association may by unanimous vote of the Trustees borrow money to pay or satisfy necessary capital improvements and in that sense may obligate the Association to pay out more in one year (e.g. the principal amount of the loan) than the Association receives in revenue for that year from Assessments and Special Assessments.

Section 8. Association Notification. The Association shall from time to time notify its Members of the official address of the Association, the time and place of regular meetings of the Association, where payments are to be made to the Association, and where any other business in connection with the Association may be transacted. In case of any change of address of the Association, the Association shall notify all of the Members of such change of address, insofar as the Members' addresses are listed with the Association.

Section 9. Observation Of All Laws. The Association shall at all times observe all applicable Township, state, county, and federal laws. If at any time any of the provisions hereof pertaining to the Association shall be found to be in conflict with any of such applicable laws, then such parts of the provisions as are in conflict with such laws shall become null and void; but no other parts as are not in conflict therewith shall be affected thereby. The Association shall have the right to make such reasonable rules and regulations and provide such means and employ such agents as will enable it adequately and properly to carry out the provisions herein set forth, subject, however, to the limitations on its right to contract as hereinabove provided.

Section 10. Election of Officers of the Association. The Board of Trustees shall annually elect officers of the Association. The officers shall include a president, secretary, and treasurer, and such vice-presidents of the Board of Trustees shall deem advisable. The procedures for election of the officers, and the duties of the officers, shall be as determined by the Board of Trustees and set forth within the Code of Regulations.

Section 11. Insurance. The Board of Trustees shall obtain, in such amounts as it deems advisable, insurance for the benefit of the Association (including members of the Board of Trustees, officers and employees of the Association) against liability for death, personal injury, or property damage arising or relating to the Common Property. The Board of Trustees shall further obtain insurance on such other Improvements which are part of the Common Property, if any, and those hazards ordinarily insured against in fire and extended coverage policies in Union County, Ohio, in an amount not less than the actual replacement cost of such Improvements (exclusive of the cost of foundations, footings, and excavation) as determined by the insurer at the time of issuance of the policy or policies. The amount of such insurance coverages shall be reviewed and redetermined annually. All proceeds payable by reason of an insured loss under the policy or policies shall be paid to the Association. Any such proceeds paid under fire and extended coverage hazard insurance policy or policies shall be utilized to pay the cost of repair or restoration of that part of the Common Property damaged or destroyed. The Board of Trustees may also, at its discretion, obtain fidelity bonds guaranteeing the performance and security of any Persons, handling, administering, or accounting for the funds of the Association. Further, the Board of Trustees may obtain officers' and trustees' liability insurance providing protection against errors and omissions committed by any member of the Board of Trustees or an officer of the Association. The cost of such insurance policies and fidelity bonds provided hereunder shall be a Common Expense of the Association.

Section 12. Indemnification. The Board of Trustees shall adopt such resolutions as are necessary and shall further provide within the Code of Regulations for the indemnification by the Association of the members of the Board of Trustees and the officers, agents, and employees of the Association. Such indemnification shall generally provide that so long as the members of the Board of Trustees, officers of the Association, and their agents and employees were acting in the course and scope of their employment and in good faith, that the same shall be held harmless from any claims, liabilities, damages, costs, or expenses arising as a result thereof.

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ARTICLE NINE

ASSESSMENTS

Section 1. Method Of Providing General Funds. For the purpose of providing general funds to enable the Association to perform the duties herein provided for, and to maintain the Common Property, all of the Lots herein conveyed shall be subject to an annual Assessment to be paid to the Association on the tenth day of January each year by the respective Owners thereof. The amount of such Assessment shall be fixed by the Board of Trustees from year to year, and shall be at such amount so as to assure that the aggregate of all of the Assessments paid by all of the Owners of all of the Lots is sufficient to meet the proposed operating budget prepared by the Board of Trustees, which operating budget shall set forth all of the costs and expenses reasonably anticipated by the Board of Trustees to be incurred by the Association during the next calendar year in performing the duties and obligations of the Association, including but not limited to maintaining the Common Property.

Section 2. Amount of Owner's Share of Any Assessments. All Lots shall be assessed in an equal amount.

Section 3. Special Assessments. The Board of Trustees shall, in accordance with this Article, have the power to levy special Assessments, in addition to the general Assessments as hereinbefore provided, for the unanticipated costs of maintenance and replacement of the Common Property, or in order to meet any unanticipated actual operating deficit of the Association. All special Assessments shall be due and payable not later than sixty (60) days from the date that they are levied.

Section 4. Notices. A written or printed notice, either deposited in the United States mail with proper prepaid postage thereon and addressed to the respective Owners at the last address listed with the Association or hand delivered to the respective Owners at such address, shall be deemed to be sufficient and proper notice for any purpose where notices are required under these Protective Covenants, except as otherwise provided herein.

Section 5. Interest And Lien. From and after the date when an Assessment payment is due, it shall bear interest at the rate of eighteen percent (18%) per annum until paid, and such payment and interest shall continue in full force and effect until the amount is fully paid. At any time after the passage of a resolution levying an Assessment and its entry in the Board of Trustees' minutes and the passage of the due date for paying such Assessment, the Board of Trustees may execute and acknowledge a certificate reciting the levying of the Assessment with respect to any one or more of the Lots and to cause the same to be filed in the Office of the Union County Recorder, Union County, Ohio, which certificate shall set forth the legal description of the real estate involved, the name of the record Owner of such real estate, and the amount then due and unpaid for the Assessment; and such certificate shall be a lien upon such Lot from the time of the filing with the Recorder for a period of five years unless extended by the Board of Trustees for successive periods of five years each. Within thirty (30) days after such filing, a copy of the certificate so filed shall be sent by United States certified mail, return receipt requested, postage prepaid, to such Owner at the Owner's last known address. Upon the Owner's failure to pay or cause the same to be paid within fifteen (15) days after the time of posting such certified mail, the Board of Trustees, their successors and assigns, shall have the right of foreclosure, as in a mortgage, upon such Lot for the amount of the lien, together with interest, attorneys' fees, and costs as aforesaid.

Section 6. Subordination of Lien. The lien of the assessment shall at all times be fully subordinate to the lien of any consensual first mortgage lien granted by the Owner of the Lot.

Section 7. Initial Fee. Upon acquiring a Lot directly from the Developer the new Owner shall pay a one time initial fee to the Association as determined by the Association.

Section 8. Initiation of Annual Assessments. Anything herein to the contrary notwithstanding a Lot shall not be subject to the annual Assessment provided for within this Article until the earlier of such time as the Contractor has transferred and conveyed the Lot to the Owner, or the time the Improvements constructed upon the Lot are first occupied.

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ARTICLE TEN
COMMON PROPERTY

Section 1. Designation of Common Property. All portions of the Real Property owned by the Association, together with any Improvements constructed thereon, shall be deemed to be Common Property, unless the Association shall designate the same as not being Common Property. Without limitation for the purposes of establishing the responsibility for the maintenance (including the cost of maintaining the same) the roadways until such time as the same have been dedicated to and accepted by a governing authority, and storm water drainage improvements installed by the Developer within Woodbine and obligations under any appurtenant easements shall be considered to be Common Property.

Section 2. Use of Common Property. Subject to any limitations imposed by any other provisions of this Deed of Protective Covenants, the Board of Trustees shall have the right and power to promulgate reasonable rules and regulations governing the operation and use of the Common Property. Said rules and regulations shall be binding upon and inure to the benefit of the Owners. No such rule or regulation shall discriminate against any individual user or class of users. The Board of Trustees may also adopt penalties or sanctions for violation of its rules and regulations.

Section 3. Maintenance of Common Property. Subject to the maintenance responsibilities or limitations set forth herein to the contrary, the Association shall maintain the Common Property, together with all Improvements located thereon in good condition, and the costs and expenses of the same shall be a Common Expense of the Association.

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ARTICLE ELEVEN

LIFT STATION

Section 1. Conditions Related to the Approval of the Lift Station. In order to obtain the approval for the use of the Lift Station by the City of Marysville Developer agreed to either deliver a bond or obtain a letter of credit that would assure the City of Marysville of the continued maintenance of the Lift Station relocation and provide for the upgrade or replacement of the same with equipment that meets the specifications of the City of Marysville if the same can not be repaired and maintained to the requirements of the City of Marysville.

Section 2. Responsibility for Maintenance. The Association shall be responsible for the Maintenance of the Lift Station until such time (if ever) as the same have been dedicated to and accepted for maintenance by a governing authority.

Section 3. Special Assessment to Establish Fund to Provide for the Release of Letter of Credit or Bond. The Association has been empowered and shall assess each Owner as part of the annual Assessment set forth above (but to be keep separated from the annual assessment specified above once received) an amount sufficient to establish a fund for the upgrade, replacement and/or repair of the Lift Station in an amount equal to the Letter of Credit. Developer shall be permitted to reduce the amount of the Letter of Credit each year by the amount paid toward such assessment and held in such separate account until the Letter of Credit is reduced to zero and cancelled. Once the account established pursuant to this Section 4 has been funded in the amount of the Letter of Credit the same shall be maintained in such amount if a portion of the fund is used for maintenance of the Lift Station, but such account shall not increased in excess thereof.

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ARTICLE TWELVE

NON-MERGER

It is intended and understood that certain portions of the Real Property described in this Deed of Protective Covenants shall be conveyed back to the Developer. Such re-conveyance or any transfer of conveyance which may result in the same Person acquiring all of the Real Property or more than one Lot shall not result in a merger of the interest so as to result in the extinguishment of the Protective Covenants, it being the intent of the Developer that the Protective Covenants remain at all times in full force and effect notwithstanding any such event.

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ARTICLE THIRTEEN

ADDITIONAL REAL PROPERTY

Section 1. Phased Development. At a minimum it is contemplated that Woodbine Section One will contain two separate phases which will entail the entirety of the Real Property, and the Lots of each phase shall be included within and be part of the Protective Covenants set forth within this instrument, which instrument or a copy of the same shall be filed with respect to both phases. To this end, it is intended that only one Association shall govern the aggregate of both phases of Section One.

Section 2. Additional Property. The Developer or its successor may add to the two phases of Woodbine Section One the Additional Real Property (which itself may be developed in phases) and may at the Developers option include the same within the Protective Covenants and the Association by filing an instrument to such effect.

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ARTICLE FOURTEEN
SPECIFIC ENFORCEMENT OF PROTECTIVE COVENANTS

The Developer, the Association, and the Design Review Committee reserve and are hereby separately granted the right to enter upon any portion of the Real Property to inspect for purposes of determining compliance with these Protective Covenants and further, in case of any violation or breach of any of the Protective Covenants herein contained, to enter upon any portion of the Real Property upon which or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the Owner thereof, any Structure, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof, interpreted by the Developer, the Association, or the Design Review Committee as applicable, and the Developer, the Association, and the Design Review Committee shall not, by reason thereof, be deemed guilty of any manner of trespass for such entry, abatement or removal. The Developer, the Association, the Design Review Committee and every Owner are further separately empowered to seek by legal proceedings, either at law or in equity, necessary remedies to a continuing breach of these Protective Covenants. A failure of the Developer, the Association, the Design Review Committee or any Owner to enforce any of the Protective Covenants shall in no event be construed, taken or held to be a waiver therefor or acquiescence in or consent to any continuing, further or succeeding breach or violation thereof; and the Developer, the Association, the Design Review Committee, or any Owner shall at any and all times have the right to enforce the same.

In the event it shall be necessary to secure the services of an attorney to enforce the provisions of all or any of these Protective Covenants, then the fee of such attorney and all other costs in connection with any contemplated or actual legal proceeding in such connection shall become a lien against the Lot or Lots which is the subject of the proceedings. If such costs and attorney's fees are not paid within ten (10) days from the date of written notice thereof, such fee and costs shall bear upon and constitute a lien against the property in question in the same manner as the lien of an unpaid Assessment as hereinbefore detailed.

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ARTICLE FIFTEEN
ACCEPTANCE OF PROTECTIVE COVENANTS

Each Owner by the acceptance of a deed of conveyance for a Lot accepts the same subject to all of the within Protective Covenants; and the jurisdiction, rights and powers of the Developer, Association, Design Review Committee and other Owners created or served by this Deed of Protective Covenants, and all easements, rights, benefits and privileges of every character hereby granted, created or reserved, and all obligations hereby imposed shall run with the Real Property and shall bind every Owner and inure to the benefit of every Owner as though the provisions of this Deed of Protective Covenants were recited and stipulated at length in each and every deed of conveyance, lease and sublease.

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ARTICLE SIXTEEN

AMENDMENT OR MODIFICATION

Section 1. Amendment or Modification by Developer. The within Protective Covenants may, at any time, be amended, modified or replaced in whole or in part [subject to the limitations hereafter set forth within this Article Sixteen (16)] by the Developer herein, without the further consent or execution of any document by any Person, including any Person who is at such time the Owner of one or more Lots, or any other portion of the Real Property, for so long as the number of Vacant Lots owned by the Developer constitutes more than five percent (5%) of the aggregate of number of Lots as platted within Woodbine. For the purpose of determining whether or not the percentage limitation above has arisen or occurred, any transfer of all of the Real Property or a significant portion thereof by the Developer to another Person which is followed by the prompt reconveyance of the Real Property or a significant portion thereof back to the Developer shall not act to trigger the same. Further, any transfer of all or substantially all of the Real Property then owned by the Developer to the successors or assigns of the Developer shall not act to trigger the same.

Notwithstanding the immediately preceding paragraph, the Developer may not amend, modify or replace, in whole or in part, these Protective Covenants if the proposed amendment, modification, or replacement would materially or substantially increase the monetary obligations of any Person who is then an Owner of a Lot or Lots, and such Person does not consent to the same in writing, or if the proposed amendment, modification or replacement would materially or substantially increase the obligations of any such Person under these Protective Covenants.

For the purposes of determining whether or not the obligations of any Person have been materially or substantially increased, this paragraph shall be liberally construed in favor of the Developer, and shall only require the consent of such Person to the extent that such Person can establish by clear and convincing evidence that the same has materially and substantially increased its obligations hereunder.

The Developer shall, upon exercising its rights to amend, modify, or replace these Protective Covenants, reduce the same to writing and record such instrument in the Office of the Union County Recorder, Union County, Ohio, which instrument shall, in addition to specifying such amendment, modification or replacement, refer to these Protective Covenants by the Official Record Volume and page of their respective recording, and shall further refer to any Owner and their respective source of title or interest in the Real Property as Developer shall deem necessary or reasonable in order to assure that any such amendment to these Protective Covenants is properly set forth within the chain of title to such Owner. Each Owner, by acceptance of a deed of conveyance, lease or sublease for or right to enter upon any part of the subject Real Property, accepts and consents to any amendment, modification, or replacement of these Protective Covenants accomplished in accordance with the terms and conditions of this Article Sixteen (16) and further consents to the Developer referring to such Owner within any such document evidencing the amendment, modification, or replacement of these Protective Covenants, including the reference to such party's source of title or interest in such Real Property.

Section 2. Amendment or Modification by Association. At such point in time when the Developer can no longer amend or modify these Protective Covenants pursuant to the application of Section One of this Article, the Association may thereafter amend or modify these Protective Covenants by the affirmative vote at a meeting called and held pursuant to the Code of Regulations of not less than seventy-

five percent (75%) of the voting rights of the Association; provided, however, under no circumstances may the Association amend or modify these Protective Covenants in a manner which is discriminatory in effect to a class of Owners at Woodbine if such class of Owners in the aggregate maintain less than twenty-five percent (25%) of the voting rights of the Association.

In the event of an amendment or modification as provided within this Section of this Article, the Secretary of the Association shall reduce the same to writing in recordable form, certify to the same, and file the same of record in the Office of the Union County Recorder, Union County, Ohio, which instrument shall set forth within its body a reference to the Official Record Volume and page of this Deed of Protective Covenants, and shall further set forth the names of the fee simple Owners of the various Lots located within Woodbine in such a manner so as to assure the same appears within their respective "chains of title"

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ARTICLE SEVENTEEN

MISCELLANEOUS

Section 1. Failure to Enforce. No Protective Covenant imposed hereby shall be abrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

Section 2. Invalidity of any Section. The invalidity of any of the within Protective Covenants in whole or in part by judgment, court order or in any other manner shall not impair or affect in any manner the validity, enforceability or effect of the rest of said Protective Covenants.

Section 3. Assignability. The rights, privileges and powers herein retained by the Developer, Association, or Design Review Committee shall be assignable to and shall inure to the benefit of its successors and assigns.

Section 4. Additional Rights of Developer. The Developer reserves the right to: (i) assign over unto the Association the right to appoint members to the Design Review Committee or elect members to the Board of Trustees; and/or (ii) waive its rights to further amend the Deed of Protective Covenants, all as provided herein at any point in time prior to the time when the Developer is otherwise obligated to assign such rights over to the Association, or is no longer empowered to make such amendments.

NOTHING FURTHER CONTAINED ON THIS PAGE

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, Bruce H. Burkholder, Trustee, his successors and assigns forever.

And the said Grantor, for itself and its successors and assigns, does hereby covenant with the said Grantee, his successors and assigns, that it is lawfully seized of the premises aforesaid; that the premises are **FREE AND CLEAR FROM ALL ENCUMBRANCES WHATSOEVER, EXCEPT** taxes and assessments, if any, now a lien, restrictions, reservations, easements and covenants, if any, of record in the chain of title to the above described premises; zoning; and all legal highways; and that Grantor will forever **WARRANT AND DEFEND** the same with the appurtenances unto the said Grantee, Bruce H. Burkholder, Trustee, his successors and assigns, against the lawful claims of all Persons whomsoever, except as aforesaid.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand this ____ day of October, 2011.

WC JEROME, LLC

By:
Its: Its Manager

STATE OF OHIO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of October, 2011, by _____, the Manager of WC Jerome, LLC, a limited liability company organized under the laws of the State of Ohio for the uses and purposes described herein.

Notary Public, _____ County, Ohio
My Commission Expires: _____

BYLAWS OF
THE DESIGN REVIEW COMMITTEE OF
WOODBINE

We, the undersigned, being all of the members (hereafter "Members") of the Design Review Committee of Woodbine (hereafter sometimes "Committee") hereby pass and adopt the following Bylaws by which the Design Review Committee will be governed:

ARTICLE ONE
MEETINGS OF COMMITTEE

Section 1.01 Organizational Meeting.

An organizational meeting of the Committee shall be held at the principal office of the Developer. The organizational meeting shall be held for the purposes of general organization, the appointment of the Chairman/President, Treasurer and Secretary of the Committee, and the transaction of any other business which may come before the Committee.

Section 1.02 Special Meetings.

Special meetings of the Committee shall be called by the Secretary upon the request of any Member for the purpose of meeting with Applicants who are seeking approval of plans and specifications for the construction or alteration of improvements to be located upon the Lots located at Woodbine, or to conduct any other business within the scope of authority of the Committee. Written notice of special meetings, unless waived, shall be given by the Secretary to each Member specifying the time, place, and purpose of such meeting at least one business day prior to the date fixed for such meeting.

Section 1.03 Quorum.

A majority of the number of Members shall constitute a quorum, and if a quorum is present, a majority of the Members present may decide any question or issue presented at the meeting. Notwithstanding the foregoing, in the event the Committee itself has specifically designated an individual Member of the Committee or less than a majority of the Members of the Committee to make a designated decision or take specific action, then the decision or action of such Member (or Members, as applicable), shall be final and determinative just as if such decision or action has been made or taken by the entire Committee.

Section 1.04 Proxies.

Any Member may be represented at any meeting and vote thereafter by proxy appointed by an instrument in writing and presented to the Secretary at or prior to such meeting.

Section 1.05 Action Without Meeting.

Nothing contained herein shall prevent the Members from acting without a meeting by a writing signed by all Members.

Section 1.06 Order of Business.

The order of business at any meeting shall be determined by the Chairman/President and shall generally be as follows:

1. Call to Order.
2. Proof of Notice or Waiver of Notice of Meeting.
3. Reading and disposing of any unapproved minutes.
4. Reports of Members or Subcommittee (if applicable).
5. Appointment of Officers (at organizational meeting and thereafter when applicable).
6. Disposition of unfinished business.
7. Disposition of new business.
8. Adjournment.

ARTICLE TWO **SUBCOMMITTEES**

The Members may appoint Subcommittees of the Committee consisting of one or more Members and delegate certain of the responsibilities or obligations of the Committee to any such Subcommittee (or Subcommittees, as applicable). In such event, the decision or action of the Subcommittee shall be final and determinative as if such decision or action has been made or taken by the entire Committee. No notice of a meeting of any Subcommittee shall be required.

ARTICLE THREE **OFFICERS**

Section 3.01 Appointment of Chairman/President, Secretary and Treasurer.

At the organizational meeting, the Members shall appoint the Chairman/President, Treasurer and Secretary of the Committee which officers shall serve for an indefinite term. More than one office may be held by the same person, but no officer shall execute, acknowledge or verify any instrument in more than one capacity if such instrument is required by law to be executed, acknowledged or verified by two or more officers. In the event an office becomes vacant, through death, resignation, disqualification or other cause, the remaining Members of the Committee shall appoint a successor to hold office for the unexpired portion of their term of the officer whose office has become vacant.

Section 3.02 Removal.

Any officer may be removed, either with or without cause, at any time, by the affirmative vote of a majority of all the Members or by written notice of removal executed by the Developer or its successor.

Section 3.03 Duties of Officers.

(a) Chairman/President. The Chairman/President shall preside at all meetings and shall supervise the business of the Committee. The Chairman/President shall have such additional powers as the Committee Members shall assign to him from time to time.

(b) Secretary. The Secretary shall keep the minutes of all proceedings of the Committee and make a proper record of same which shall be attested by him. He shall keep such books as may be required by the Committee.

(c) Treasurer. The Treasurer shall receive and be in charge of all funds received by the Committee. When necessary or proper, he may endorse on behalf of the Committee checks, notes and other obligations. He shall deposit funds of the Committee to its credit in such banks or depositories as the Committee may designate. Whenever required by the Committee he shall render statements of his accounts.

ARTICLE FOUR **COMPENSATION**

Members of the Committee may receive compensation for services rendered to the Committee as an expert (i.e. as an architect, or as a landscape architect, etc.) in accordance with an agreement between such Member and the Design Review Committee or the Developer, as applicable.

ARTICLE FIVE **AMENDMENTS**

These Bylaws may be amended, altered or repealed by a majority of Members and with the approval of the Developer at any meeting called and held for that purpose, notice of which meeting has been given pursuant to law or without a meeting pursuant to written assent of a majority of the Members and with the approval of the Developer.

The foregoing Bylaws are passed and adopted as of the ____ day of October, 2011.

APPROVAL OF BYLAWS BY **MEMBERS OF THE COMMITTEE**

Now come the Members of the Committee and by this instrument do approve and ratify these Bylaws of the Design Review Committee of Woodbine.

Bruce Burkholder

Kevin South

David Cooper

APPROVAL

Now comes the Developer and by this instrument does approve and ratify these Bylaws of the Design Review Committee of Woodbine.

By: _____
Its: _____

APPOINTMENT OF MEMBERS TO THE DESIGN REVIEW COMMITTEE
OF THE WOODBINE HOMEOWNERS ASSOCIATION, INC.

Now comes WC Jerome, LLC, a limited liability company organized under the laws of the State of Ohio and with an office and place of business located at 229 Huber Village Blvd., Westerville, Ohio 43081, which entity is the developer (the "Developer") under a certain Deed of Protective Covenants establishing restrictions, reservations, conditions, covenants, easements, assessments, agreements, obligations, rights, uses and provisions as the same relates to the Woodbine subdivision located in Union County, Ohio and on behalf of Developer and by this instrument Developer does appoint the following named persons as Members of the Design Review Committee of The Woodbine Homeowners Association, Inc. (herein for simplicity "Woodbine").

1. Bruce Burkholder
2. Kevin South
3. David Cooper

WC JEROME, LLC

By: _____
Its: _____

RECORD OF ACTIONS OF
THE DESIGN REVIEW COMMITTEE OF WOODBINE

Now comes the Design Review Committee of Woodbine and by this instrument does confirm that it has taken the following actions by unanimous consent of its Members:

RESOLVED, the elevations and drawings attached hereto and marked as Exhibits ____ - ____ as submitted by _____ are hereby approved in their entirety and may be utilized for the construction of Improvements upon any Lot in Woodbine subdivision without any further modification to the same excepting only reasonable efforts be undertaken to assure a diversity in the repetition of such elevations used by the Contractor (i.e. Contractor will not build the identical elevation on Lots which are adjacent to each other or Lots that are immediately across the street or caddy-corner across a street from the Lot upon which the use of the elevation in question is undertaken).

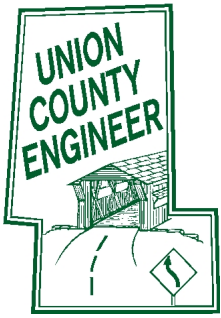
RESOLVED, that the site plan of a Contractor is approved without further review provided the Improvements are all shown to be installed within the confines of the box shown on Page 13 of the Street, Storm Sewer, Waterline & Grading Improvement Plan for Woodbine Village Subdivision.

No further action is intended by this record.

Bruce Burkholder

Kevin South

David Cooper



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

November 2, 2011

Jenny Snapp, Director
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Final Plat Review
Woodbine Village Subdivision – Section 1 Phase 1
Final Plat Review

Jenny,

We have completed our review for the above final plat, received by our office on October 24, 2011.

The construction drawings for this phase have been approved by our office. We have also received the necessary Developer's Agreement, Performance Bond, and Ditch Maintenance Agreement for the improvements.

However, during the review process it came to our attention that offsite private sanitary easements (not shown on the plat) required to provide service to the subdivision had not yet been acquired by the developer. It is our recommendation to approve the final plat, provided these easements are obtained and recorded prior to the Executive Committee meeting on November 10th.

Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci, P.E.
Project Engineer
Union County Engineer

From: [Jenny R. Snapp](#)
To: ["Heather Martin";](#)
cc: ["Weston R. Dodds";](#)
Subject: FW: Message
Date: Monday, November 07, 2011 4:32:38 AM

Go ahead and put this on the web under Woodbine. Thanks!

From: jerometwpzoning@aol.com [mailto:jerometwpzoning@aol.com]
Sent: Friday, November 04, 2011 8:56 AM
To: jennysnapp@lucplanning.com
Subject: Re: Message

Jenny:

In regards to the Woodbine Final Plat the zoning issues specifically, the data development table and open space have been resolved. Please note, the easement has been reviewed by the Prosecutor's office and the recommended changes have been made and the easement document has been given to the Trustees. I will let you know when the easement has been executed.

Thank you,
Kathleen Crowley
Development Director

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

From: Jenny R. Snapp <jennysnapp@lucplanning.com>
To: 'Kathleen Crowley' <jerometwpinspect@aol.com>; JeromeTwpZoning <JeromeTwpZoning@aol.com>
Cc: afthomas60 <afthomas60@sbcglobal.net>; bmerkle <bmerkle@columbus.rr.com>; rlrhodes <rlrhodes@msn.com>; 'Jeff Stauch' <JStauch@co.union.oh.us>; 'Bill Narducci' <bnarducci@co.union.oh.us>; 'Weston R. Dodds' <wdodds@lucplanning.com>
Sent: Fri, Nov 4, 2011 8:51 am
Subject: RE: Message

Kathleen,

Is there an update on the sanitary easement issue? It is my understanding that the Prosecutor's Office has reviewed it. When will it go before the Trustees?

Thanks!
Jenny

Jenny R. Snapp, Director
LUC (Logan, Union, Champaign) Regional Planning Commission
P.O. Box 219, 9676 E. Foundry
East Liberty, Ohio 43319
jennysnapp@lucplanning.com
Phone 937.666.3431
Fax 937.666.6203
www.lucplanning.com

From: Kathleen Crowley [<mailto:jerometwpinspect@aol.com>]
Sent: Tuesday, November 01, 2011 11:56 AM
To: jennysnapp@lucplanning.com
Cc: afthomas60@sbcglobal.net; bmerkle@columbus.rr.com; rlrhodes@msn.com
Subject: Re: Message

Jenny-

The developer for the Woodbine project has requested an sanitary easement from the Township. The Township received the paperwork for the easement yesterday. The easement was sent to the Union County Prosecutor for a legal review. Once the easement has been reviewed by the Prosecutor the matter will be placed on the Trustee meeting agenda for action.

I am not sure how long the process will take and do not anticipate a resolution before the LUC meeting November 10, 2011.

You should have received a copy of the easement paperwork. Once the easement is executed I will let you know. If you have any questions please feel free to give me a call. Thanks Kathleen

Kathleen Crowley
Jerome Township Planning & Zoning Coordinator
9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480 ext.101

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

From: Jenny R. Snapp <jennysnapp@lucplanning.com>
To: jerometwpinspect <jerometwpinspect@aol.com>; [kcrowley <kcrowley@columbus.rr.com>](mailto:kcrowley@columbus.rr.com)
Cc: 'Bill Narducci' <bnarducci@co.union.oh.us>
Sent: Mon, Oct 31, 2011 1:25 pm
Subject: Message

Kathleen,

I just received your voicemail. Thanks for the update. If you can send an email regarding the issues with the easement that would much appreciated.

When do you expect the easement to be executed? Do you think it will be done by our meeting next Thursday? If not, we will likely request that they table the plat given this outstanding item.

Thanks!

Jenny R. Snapp, Director
LUC (Logan, Union, Champaign) Regional Planning Commission
P.O. Box 219, 9676 E. Foundry
East Liberty, Ohio 43319
jennysnapp@lucplanning.com
Phone 937.666.3431
Fax 937.666.6203
www.lucplanning.com



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
November 10th, 2011

WASHINGTON TOWNSHIP (LOGAN COUNTY) VARIOUS ZONING TEXT AMENDMENTS

- APPLICANT:** Washington Township Zoning Commission
7464 C.R. 91
Lewistown, OH 43333
- REQUEST:** Review of Various Zoning Text Amendments to the Washington Township Zoning Resolution, including the addition of Section 569 *Recreational Vehicles*, the addition of Section 570 *Demolition*, and an addition to Section 902 *Avoidance of Undue Hardship*.
- STAFF ANALYSIS:** Washington Township is proposing the following additions to their zoning resolution as a direct result of issues they have dealt with in the last year;
- Section 569 *Recreational Vehicles* – The township is adding this section to give specifics as to where a recreational vehicle may be parked, and when it may be occupied. Staff has several comments regarding this section;
 - Does the Washington Township Zoning Resolution already define a recreational vehicle? If not, a definition will need to be added. Staff would suggest using the definition of recreational vehicle from the Ohio Revised Code (ORC).
 - Staff is unsure what exactly an “approved sales lot” is. The township may want to consider defining this.
 - Section 570 *Demolition* – The Township is adding this section to cut down on the construction debris that sometimes lingers near demolition



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

sites for inordinate amounts of time. Staff has the following comments regarding this section:

- The word "construction" should be removed from the third line of the text submitted, so that the text is only talking about structures being demolished, as this is the title of the section.
- After listing specific materials that must be removed, staff recommends adding the term "and other similar materials and/or waste" so that the township can ensure everything is cleaned up from a site.
- Staff recommends moving the sentence stating permits are required for demolition to the beginning of the section, so that this is immediately clear.
- Staff recommends changing the word "could" to "shall" when referencing violations being issued.
- Staff suggests that the above recommendations could be addressed if the section were to be re-worded as follows:

"A Zoning Permit is required for demolition. Material from demolition operations are those items affixed to the structure being demolished, such as brick, concrete, stone, glass, wallboard, framing and finishing lumber, roofing materials, plumbing, plumbing fixtures, wiring, insulation material and other similar materials and/or waste. Where a structure is removed or destroyed, all debris must be cleared and removed from the premises within sixty (60) days after the zoning permit is issued. Precautions shall be taken to ensure that no debris is scattered on neighboring properties. Monitoring of the site will be done to ensure compliance with this section. Zoning Violations shall be issued for any person found not to be in compliance with this section."

- Section 902 *Avoidance of Undue Hardship* – The township is adding language stating that materials during demolition must be removed within 60 days. Rather than writing out the requirement, and to remain consistent, staff recommends that a reference to new Section 570 *Demolition*, be added here as follows:

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



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- Where a building is removed or destroyed, all debris shall be removed in accordance with Section 570 of this Zoning Resolution.

STAFF RECOMMENDATIONS:

- Staff recommends ***APPROVAL*** of the proposed text amendments to the Washington Township Zoning Resolution with the incorporation of staff comments above.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

Date of Request: 10/12/2011

Township: Washington

Amendment Title: 2011 Zoning Resolution Text Changes & Map Correction

Description of Zoning Text Amendment changes:

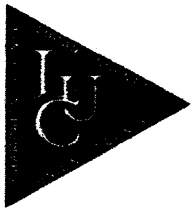
The existing Washington Township Resolution was last updated September of 2011. The recommended changes from the first public meeting of the Zoning Commission Board on October 11, 2011, are shown as comments on the attached MS Word Documents. The ZCB has also reviewed and approved the changes shown. The tentative schedule below shows the proposed meetings for the LUC, ZCB and the Trustees. I've also attached the Zoning Text amendment checklist and Township Zoning Amendment Process, per ORC 519.12.

Township Contact: Gary Bias, who can be contacted by phone at 937-539-1879 or by email at gbias@washtwp.net**TENTATIVE SCHEDULE**

	<u>Dates</u>
1. ZCB public meeting #1 posted at least 10 days prior to this meeting at Twp Bldg & in the Bellefontaine Examiner	9/28/2011
2. Zoning Commission Board (ZCB) reviews proposed zoning text amendments at this 1st public meeting	10/11/2011
3. Proposed zoning text amendments & map correction paperwork electronically to LUC	10/12/2011
A. LUC Paperwork must consist of items shown on ORC 519.12 Checklist (Attached)	
1. Zoning Text Amendment Checklist	
2. Zoning Parcel Amendment Checklist	
4. LUC reviews in their Regional Executive Board meeting (2nd Thursday of every month)	11/10/2011
5. LUC issues their recommendation or denial of this to the ZCB Chairman & Zoning Inspector	11/18/2011
6. ZCB public meeting #2 posted at least 10 days prior to this meeting at Twp Bldg & in the Bellefontaine Examiner	11/30/2011
7. Zoning Commission Board (ZCB) reviews LUC recommendations at 2nd public meeting	12/6/2011
8. Zoning Commission Board (ZCB) sends their recommendations to Trustees (Within 30 days)	12/9/2011
9. Trustees public meeting #1 posted at least 10 days prior to this meeting at Twp Bldg & in the Bellefontaine Examiner	12/21/2011
10. Trustees review the Zoning Commission Board (ZCB) recommendations before regular Twp meeting	1/9/2012
11. Trustees make their decision (could take 20 days after the public hearing)	1/9/2012
12. This would take affect 30 days after it was approved by the Trustees (if approved on 7/11)	2/19/2012
13. Filing of resolution with County Recorder & LUC within five (5) days after affective date	3/1/2012
14. Unless a petition is filed with the Trustees, see 519.12 H for signature requirements, to place this on a ballot	

* Days shown on LUC flow chart are calendar days not work days

* All proposed dates may need to be changed due to people's availability



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Zoning Text Amendment Checklist

Date: 10-12-11

Township: WASHINGTON

Amendment Title: 2011 ZONING RESOLUTION TEXT CHANGES & MAP CORRECTION

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.

Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

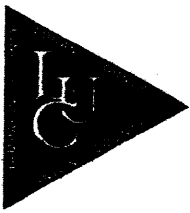
Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

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

Revision: Initial, 8/2009

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



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Zoning Parcel Amendment Checklist

Date: 10-12-11

Township: WASHINGTON

Amendment Title: 2011 ZONING RESOLUTION TEXT CHANGES & MAP CORRECTION

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.

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

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

Revision: Initial, 8/2009

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

**Application for Zoning Amendment
Washington Township, Logan County, Ohio**

Applicant's Name: GARY L. BIAS (ZONING INSPECTOR)
Applicant's Address: P.O. BOX 127 - LEWISTOWN, OH 43333
Applicant's Phone: (937) 686-7165 or (937) 539-1879

Address of Property to be reviewed: 7157 SR 708
Or Permanent Parcel Number: 510450000010000

Present Use: RESIDENTIAL (LSC 511)
Present Zoning District: M2

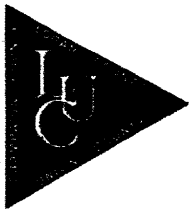
Proposed Use: RESIDENTIAL (LSC 511)
Proposed Zoning District: R1

Applicant's Signature: Gary L. BIAS Date: 10-12-11

Zoning Inspector's Signature: Gary L. BIAS Date: 10-12-11

Required Attachments:

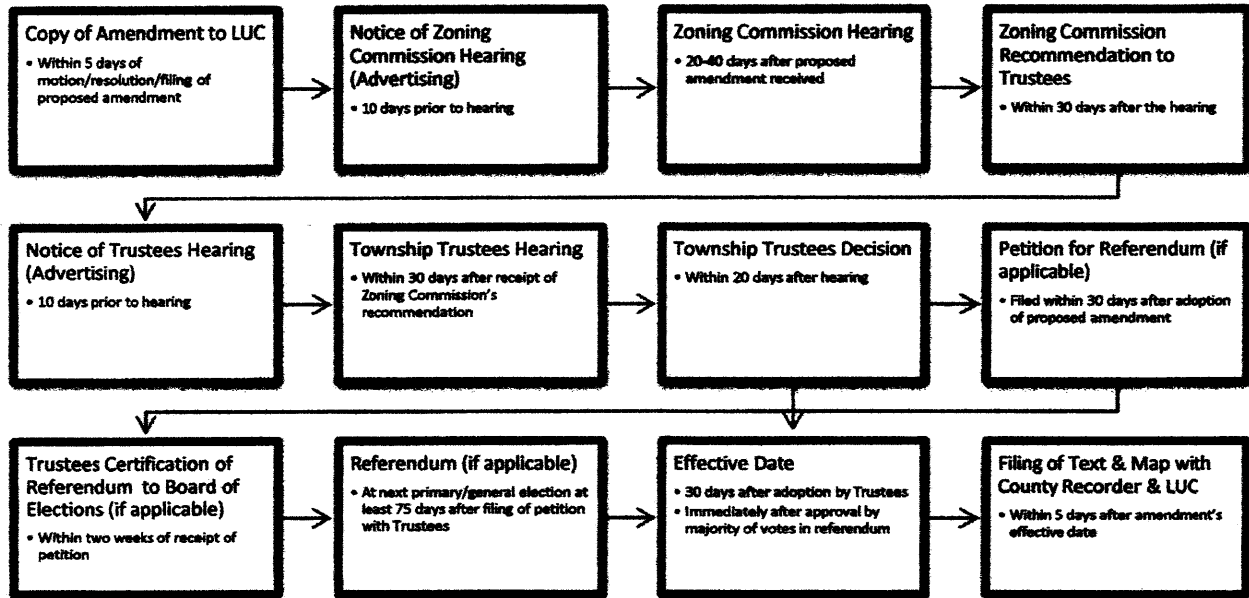
1. Vicinity Map approved by the Zoning Inspector.
2. List of all property owners and their addresses
3. Fee



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Township Zoning Amendment Process (ORC 519.12)



Zoning Commission Board Meeting Pass-out

Meeting Date: October 11, 2011

1) **Adding Section 569 - Recreational Vehicles**

to Article V - Supplementary District Regulations

Campers (travel trailers, recreation vehicles) shall be parked in an approved campground or on an approved sales lot, with the exception that not more than one (1) camper may be located on a residential or undeveloped lot subject to the following: (1) Campers that are temporarily occupied, in accordance with this Section, shall be located in a side or rear yard and may not be located within required setbacks for the district. (2) It is not occupied for dwelling purposes for more than thirty (30) days within any one calendar year. (3) It is not hooked up to a water system, septic system or other utilities. (4) Any sewage generated shall be disposed of in accordance with all applicable local, state and federal regulations. (B) Nothing shall prohibit a property owner from parking his/her camper, travel trailer or recreation vehicle on his/her property.

2) Adding this text to the end of our **Section 902-Avoidance of Undue Hardship**

Where a building is removed or destroyed, all debris must be cleared and removed from the premises within 60 days after the demolition permit is issued.

3) **Adding Section 570 - Demolition** to Article V - Supplementary District Regulations

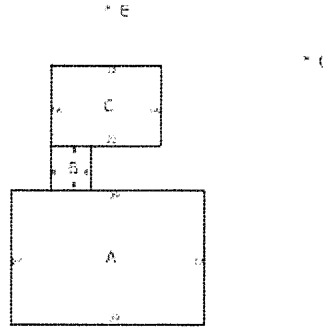
Material from demolition operations, are those items affixed to the structure being constructed or demolished, such as brick, concrete, stone, glass, wallboard, framing and finishing lumber, roofing materials, plumbing, plumbing fixtures, wiring, and insulation material. Where a structure is removed or destroyed, all debris must be cleared and removed from the premises within 60 days after permit is issued. A zoning permit is required for demolition and monitoring of the site will be done so that no debris is scattered on the neighboring properties. If precautions aren't taken to contain the debris on the parcel in questions then a zoning violation could be issued.

4) **Zoning Map Change** - Louis Fairfield's parcel # 510450000010000 needs to be changed to R-1 from M-2 on the official zoning map. This was incorrect as if was agreed to by all parties involved to leave this as R-1 when the industrial park was created.

Parcel Information	Owner Information
Parcel 510450000010000	Property Owner FAIRFIELD LOUIS D ETAL
Address 7157 S R 708	Street Address 7157 ST RT 708
Neighborhood Washington Township (Non-Lake)	City RUSSELLS POINT OH 43348
Billing Information	Land Information
Bill Mailed To FAIRFIELD LOUIS D ETAL	Land Entry Type Tillable
Street Address 7157 ST RT 708 BOX 476	Actual Frontage Size .347
City RUSSELLS POINT OH 43348	Effective Frontage
	Effective Depth-Front Lot
Property Information	House Information
Tax District 51 Washington Twp.	Number of Rooms 7
Acres 1.55	Number of Bedrooms 4
Land Use Code 511 - One Family Dwelling Unplatted 0-9.99	Full Baths 2
Legal Description 0002 11-7-8	Half Baths
School District Indian Lake S.D.	Square Footage 1,053
Front Footage	
Effective Depth	
Current Sale Information	Tax Information
Valid Sale No	CAUV Value \$0.00
Number of Parcels	Market Land Value \$13,660.00
Deed Type	Market Improvement Value \$98,000.00
Dollar Amount of Sale \$0.00	Total Market Value \$111,660.00
Date Of Sale	2010 Taxes Owed \$1,970.24
Conveyance #	Taxes Paid \$0.00
	Total Delinquent Tax and Assessments \$1.86
	2011 Homestead
	2.5% Reduction
	Other Assesments

Sketch

Image



Description A)A/1SBR/B B)OP 8X9 C)2CBG

Detailed Information	Residential Information
Style Conventional	Parcel 510450000010000
Grade D+02	Card 01
Air Conditioning	Street Address 7157 S R 708
Heating Heated	Use Code 511
Number of Fireplaces	Year Built 1966
Total Rooms 7	Year Remodeled
Bedrooms 4	
Half Baths	
Full Baths 2	
First Floor Area 1,053	
Upper Floor Area	
Total Finished Area (sqft) 1,053	
Basement Full basement	
Basement Finish Area	
Crawl Space None, no crawl	
Stories 1.0	
Garage Type Attached Garage	

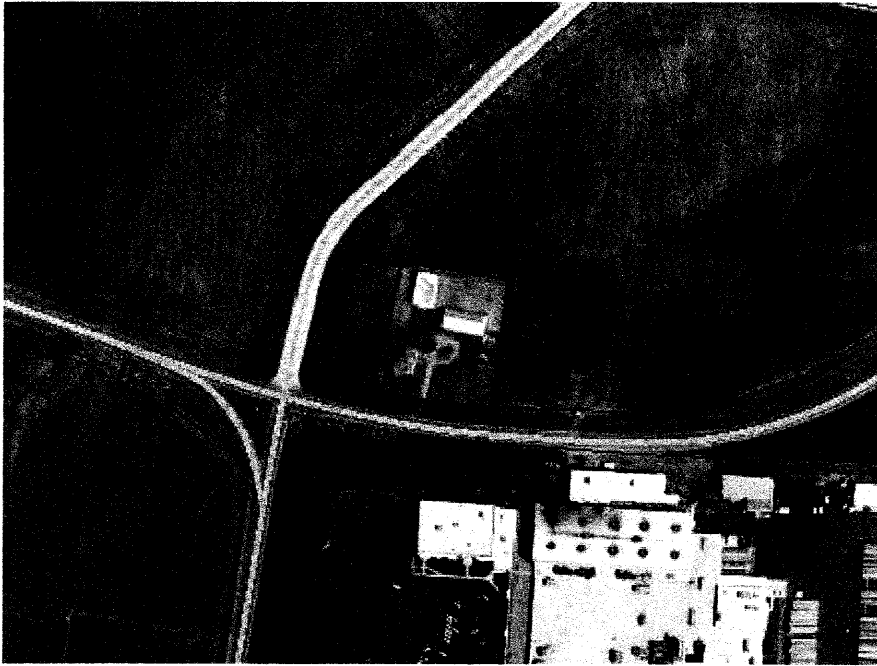
Land Information Table

Land Entry Type	Actual Frontage Size	Effective Frontage	Effective Depth Front Lot
A0 R.O.W.	.204		
A5 Tillable	.347		
AH Primary Homesite	1		

Improvement Information Table

Improvements	Condition	Year Built	Year Remodeled	Base Area	Card
18 Pole Barn	average	1976		2,240	01
20 Implement Shed	Poor	Pre-1900's		2,880	01

Image of parcel



[illegible]



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
November 10, 2011

LOUIS D. FAIRFIELD 1.55 ACRES – ZONING AMENDMENT

APPLICANT: Washington Township
P.O. Box 127
Lewistown, OH 43333

REQUEST: Request to rezone parcel #510450000010000 from M-2 Heavy
Manufacturing to R-1 Low-Density Residential
Total Acreage – 1.55 Acres
Acreage to be Re-Zoned – 1.55 Acres
Currently Zoned: M-2 Heavy Manufacturing District
Current Use: Residential
Proposed Zoning: R-1 Low-Density Residential
Proposed Use: Residential

LOCATION: 7157 SR 708 Russells Point, OH

STAFF ANALYSIS: Washington Township updated their zoning map last year. During the
update, this parcel was incorrectly marked, and subsequently adopted on
the Official Zoning Map. The Township now wishes to correct this error, as
it was agreed by all parties when the Indian Lake Industrial Park was
created, that this parcel was to remain zoned R-1. The property owner is in
agreement with the zoning reverting to R-1.

STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed zoning amendment to 1.55 acres of parcel number 510450000010000. Although the current zoning of M-2 appears to be more appropriate for this parcel, if there was an agreement made regarding the zoning designation of the parcel, it should be followed.





Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:



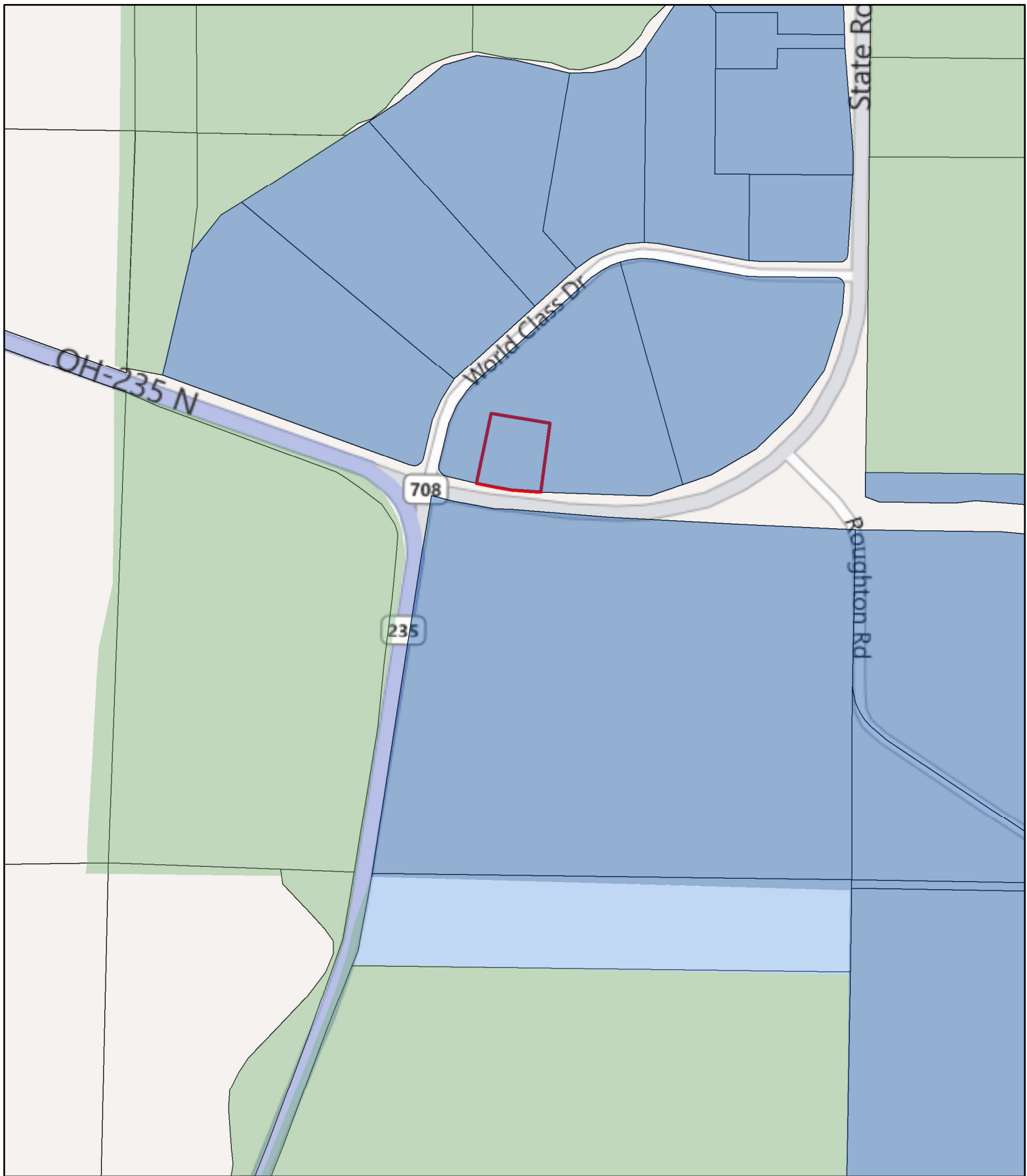
Legend

-  Louis Fairfield Parcel
-  parcels

Louis Fairfield Re-Zoning Map

Parcel #510450000010000





Legend

Washington Zoning

Zoning Designation

U-1
R-1

R-2
B-1
B-2
M-1

M-2
ODNR
Russells Point
Louis Fairfield Parcel
parcels

Louis Fairfield Re-Zoning Map Parcel #510450000010000





STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
November 10th, 2011

CITY OF URBANA VARIOUS TEXT AMENDMENTS

- APPLICANT:** City of Urbana
205 S. Main St.
Urbana, OH 43078
- REQUEST:** Amendments to various sections of the City of Urbana Zoning Ordinances, including Chapter 1129.08 "Drainage Plan", Chapter 1127.01 "Development Standards" and changes to maximum lot coverage in all districts.
- STAFF ANALYSIS:** The City of Urbana has submitted a summary of the amendments along with their reasoning for pursuing the amendments in the attached supporting documents. Staff has the following comments regarding the proposed changes:
- ***Chapter 1129 Drainage Plan*** – The city is changing this section to exempt all structures that are less than 1,000 square feet from submitting a drainage plan to the city. The city is pursuing this change based on the recommendation of their Engineer. Staff has no issues with this change.
 - ***Chapter 1127 Development Standards*** – The City wishes to change the sidewalk width in certain areas in order to best serve city, but keep the cost of installation down as well. While the City recognizes that wider, six foot sidewalks are appropriate in high traffic areas such as the downtown, they feel requiring a four foot wide sidewalk in areas of less pedestrian traffic is more appropriate. Staff has the following comments regarding this change:
 - Is a tree lawn defied elsewhere in the zoning ordinance?
This is a term unfamiliar to staff.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- The city should ensure that the reduced width sidewalk requirements are still comply with the Americans with Disabilities Act (ADA).
- ***Change of "Maximum Lot Coverage" in all City of Urbana Zoning Districts*** – In order to ensure that all property owners are given enough space for enclosed accessory building, the City is proposing to exempt a single accessory building of 200 square feet or less from the "Maximum Lot Coverage" calculation in all zoning districts. Staff has no issues with this change.

STAFF RECOMMENDATIONS:

Staff recommends ***APPROVAL*** of the proposed text amendments to the City of Urbana Zoning Ordinance with the incorporation of staff comments above.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

Intent:

Urbana Planning & Zoning requires property owners constructing new buildings and structures in all zoning districts to the City Engineer a drainage and site plan adequate to protect adjoining properties from adverse water runoff and consistent with any existing water runoff control plan applicable to the area. Any building under 576 sq. ft. is exempt from the provision.

It is the opinion of the City Engineer that exempting buildings and structures under 1000 sq. ft. is a more fair and reasonable requirement. Consider that garages are sometimes required to provide detention under this regulation and also consider that parking stalls are typically 9' x 19' and any parking lot of 6 spaces or more is over 1000 sq. ft.

It is also the opinion of the City Engineer that single family homes built are already built on lots affecting the stormwater load of the city. Minor and major subdivisions, which include 4 single family homes or more, are already required to provide detention.

The intent of this zoning update is to ensure that adjoining properties are protected from adverse water runoff and water runoff control plans are followed, but to also avoid unnecessary financial hardship on property owners making investments to their property.

City of Urbana Planning & Zoning Code may be found by following the below link:
<http://urbanaohio.com/city-government/ordinances.html>

Ordinance _____
**AN ORDINANCE AMENDING CHAPTER 1129 OF THE CODIFIED
ORDINANCES OF THE CITY OF URBANA OHIO TITLED SUPPLEMENTAL
REGULATIONS**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1129 be AMENDED to read as follows:

1129.08 DRAINAGE PLAN.

Properties to be developed or redeveloped in any district are subject to the following conditions:

- (a) Prior to issuance of a zoning permit, the Zoning Inspector shall require any builder, owner or developer proposing to develop or redevelop a lot or parcel by building a structure or otherwise improving a lot or parcel, to submit, for the approval of the City Engineer, a drainage and site plan adequate to protect adjoining properties from adverse water runoff and consistent with any existing water runoff control plan applicable to the area.
- (b) All buildings and structures containing a floor area of ~~576~~ 1000 square feet or less are exempt from the provisions of this section.
- (c) All single family detached dwellings exempt from the City of Urbana Subdivision Regulations are exempt from the provisions of this section; however, all additions and accessory buildings and structures containing a floor area more than 1000 square feet are subject to 1129.08 (a).

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

Intent:

Urbana Planning & Zoning requires property owners along the high commercial areas, covered in a commercial overlay, to place sidewalk of specific widths. In some areas, the requirement is 4' and in others it is 6'.

The intent of this zoning update is to ensure that adequate sidewalks are built by property owners in the City of Urbana where pedestrian traffic occurs in substantial amounts. At the same time, it tries to require reasonable sidewalk width that does not create an unnecessary financial burden for the sake of having a wider sidewalk. In the downtown areas, surely, wider sidewalks are required; however, in areas that do not have larger groups or crowds walking, 4' sidewalk is reasonable.

City of Urbana Planning & Zoning Code may be found by following the below link:
<http://urbanaohio.com/city-government/ordinances.html>

Ordinance _____

**AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS
ESTABLISHED BY CHAPTER 1127 OF THE CODIFIED ORDINANCES OF
THE CITY OF URBANA OHIO TITLED URBANA CORRIDOR OVERLAY
DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1127.01 (b) Development Standards be AMENDED to read as follows:

A. Site Development; Development Subarea B – Transitional Urban Standards

(14) An ideal 6' tree lawn should be present along with a ~~6'~~ 4' sidewalk or bikepath. The
paths shall be of concrete paving.

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

Ordinance _____

**AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS
ESTABLISHED BY CHAPTER 1127 OF THE CODIFIED ORDINANCES OF
THE CITY OF URBANA OHIO TITLED URBANA CORRIDOR OVERLAY
DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1127.01 (b) Development Standards be AMENDED to read as follows:

A. Site Development; Development Subarea C – City Edge Standards

(18) An ideal 6' tree lawn should be present along with a 4' sidewalk or bikepath ~~for~~
~~the primary corridor road~~. The paths shall be of concrete paving.

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

Intent:

Urbana Planning & Zoning restricts property owners in all zoning districts in the percent of a lot that may be covered by enclosed ground floor area of all buildings on a lot. That percentage is determined by dividing the total enclosed ground floor area of all buildings on a lot divided by the horizontally projected area of the lot. Once the maximum percentage is met, no additional enclosed ground floor area is permitted.

The intent of this zoning update is to ensure that all property owners in the City of Urbana are permitted a reasonable amount of accessory building space for enclosure, shelter or protection of persons, animals, chattels or property. The zoning update attempts to provide all property owners the option of placing at most a single 200 sq. ft. shed on without counting toward lot coverage maximum. Any shed must still conform to setback and all other zoning code restrictions.

The definitions for “Lot Coverage” and “Building” follow:

Lot Coverage. "Lot Coverage" means the ratio of the enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

Building. "Building" means any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property.

City of Urbana Planning & Zoning Code may be found by following the below link:

<http://urbanaohio.com/city-government/ordinances.html>

Ordinance _____

**AN ORDINANCE AMENDING CHAPTER 1120 OF THE CODIFIED
ORDINANCES OF THE CITY OF URBANA OHIO TITLED R-1 LOW DENSITY
RESIDENTIAL DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1120 be AMENDED to read as follows:

1120.11 MAXIMUM LOT OCCUPATION.

The maximum percentage of any property in the R-1 Low Density Residential District to be covered by principal and accessory buildings is 25 percent.

(a) Each property is permitted a single accessory building containing a floor area of 200 square feet or less that is exempt from the provisions of section 1120.11. All other accessory buildings shall be included in the ratio used to calculate maximum lot occupation.

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

Ordinance _____

**AN ORDINANCE AMENDING CHAPTER 1121 OF THE CODIFIED
ORDINANCES OF THE CITY OF URBANA OHIO TITLED R-2 MEDIUM
DENSITY RESIDENTIAL DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1121 be AMENDED to read as follows:

1121.11 MAXIMUM LOT OCCUPATION.

The maximum percentage of any property in the R-2 Medium Density Residential District to be covered by principal and accessory buildings is 25 percent.

(a) Each property is permitted a single accessory building containing a floor area of 200 square feet or less that is exempt from the provisions of section 1121.11. All other accessory buildings shall be included in the ratio used to calculate maximum lot occupation.

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

Ordinance _____

**AN ORDINANCE AMENDING CHAPTER 1122 OF THE CODIFIED
ORDINANCES OF THE CITY OF URBANA OHIO TITLED R-3 HIGH
DENSITY RESIDENTIAL DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1122 be AMENDED to read as follows:

1122.11 MAXIMUM LOT OCCUPATION.

The maximum percentage of any property in the R-3 High Density Residential District to be covered by principal and accessory buildings is 25 percent.

(a) Each property is permitted a single accessory building containing a floor area of 200 square feet or less that is exempt from the provisions of section 1122.11. All other accessory buildings shall be included in the ratio used to calculate maximum lot occupation.

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

Ordinance _____

**AN ORDINANCE AMENDING CHAPTER 1123 OF THE CODIFIED
ORDINANCES OF THE CITY OF URBANA OHIO TITLED BR-1 BUSINESS
RESIDENTIAL DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1123 be AMENDED to read as follows:

1123.11 MAXIMUM LOT OCCUPATION.

The maximum percentage of any property in the BR-1 Business Residential District to be covered by principal and accessory buildings is 50 percent.

(a) Each property is permitted a single accessory building containing a floor area of 200 square feet or less that is exempt from the provisions of section 1123.11. All other accessory buildings shall be included in the ratio used to calculate maximum lot occupation.

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

Ordinance _____

**AN ORDINANCE AMENDING CHAPTER 1124 OF THE CODIFIED
ORDINANCES OF THE CITY OF URBANA OHIO TITLED B-2 GENERAL
BUSINESS DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1124 be AMENDED to read as follows:

1124.11 MAXIMUM LOT OCCUPATION.

The maximum percentage of any property in the B-2 General Business District to be covered by principal and accessory buildings is 40 percent.

(a) Each property is permitted a single accessory building containing a floor area of 200 square feet or less that is exempt from the provisions of section 1124.11. All other accessory buildings shall be included in the ratio used to calculate maximum lot occupation.

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

Ordinance _____

**AN ORDINANCE AMENDING CHAPTER 1125 OF THE CODIFIED
ORDINANCES OF THE CITY OF URBANA OHIO TITLED B-3 CENTRAL
BUSINESS DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1125 be AMENDED to read as follows:

1125.11 MAXIMUM LOT OCCUPATION.

There shall be no maximum lot occupation requirement for any property in the B-3 Central Business District with the exception of principally permitted multi-family dwelling units; then the maximum percentage of lot coverage is 50 percent.

(a) Each property is permitted a single accessory building containing a floor area of 200 square feet or less that is exempt from the provisions of section 1125.11. All other accessory buildings shall be included in the ratio used to calculate maximum lot occupation where applicable.

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

Ordinance _____
**AN ORDINANCE AMENDING CHAPTER 1126 OF THE CODIFIED
ORDINANCES OF THE CITY OF URBANA OHIO TITLED M-1
MANUFACTURING DISTRICT**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF URBANA, OHIO

SECTION ONE:

That Chapter 1126 be AMENDED to read as follows:

1126.11 MAXIMUM LOT OCCUPATION.

The maximum percentage of any property in the M-1 Manufacturing District to be covered by principal and accessory buildings is 50 percent.

(a) Each property is permitted a single accessory building containing a floor area of 200 square feet or less that is exempt from the provisions of section 1126.11. All other accessory buildings shall be included in the ratio used to calculate maximum lot occupation.

SECTION TWO:

That this ordinance shall take effect at the earliest time allowed by law.

2012 Executive Committee

Officers

President - Jeff Stauch (Union County)
1st Vice President - Brad Bodenmiller (City of Urbana/Champaign Co.)
2nd Vice President - Doug Miller (Logan County)
Treasurer - Andy Yoder (Champaign County/Village)
Secretary - Jenny Snapp (LUC Director)
Immediate Past President - John Bayliss (Logan County)
Ex-Officio ODOT District 6 - Tracy Allen
Ex-Officio ODOT District 7 - Matt Parrill

Logan County

County Commissioner - John Bayliss
County Engineer - Scott Coleman
City Engineer - Tim Notestine

Village Rep. - Ryan Shoffstall, Village of Lakeview
City Rep. - Jim Holycross, City of Bellefontaine
Township Rep. - Tim Tillman, Jefferson Township

2 Additional County Reps. -
1. Doug Miller (Logan County Cooperative Power & Light)
2. Kevin Bruce - At Large

Union County

County Commissioner - Charles Hall
County Engineer - Jeff Stauch
City Engineer Dublin - Paul Hammersmith
City Engineer Marysville - Valerie Klingman

Village Rep. - George Showalter, Village of Richwood
City Rep. (1 Rep. Fr. Dublin OR Marysville) - Greg DeLong, City of Marysville
Township Rep. - Barry Moffett, Dover Township

2 Additional County Reps. -
1. Roger Yoder (Union Rural Electric)
2. Bill Kelley (Dayton Power & Light) - At Large

Champaign County

County Commissioner - Max Coates
County Engineer - Fereidoun Shokouhi
City Engineer (designated rep.) - Brad Bodenmiller

Village Rep. - Andy Yoder, Village of North Lewisburg
City Rep. - Bill Edwards, City of Urbana
Township Rep. - To Be Appointed by Township Association in December

2 Additional County Reps. -
1. Randy Kyte (Pioneer Rural Electric)
2. Vester DuPree - At Large



Director's Report – November 10, 2011

Jenny's Activities:

Meetings, Miscellaneous & Projects

October 14	Met with Stokes Township Zoning Inspector Bob Netzley re: Zoning Issues Met with Logan County Prosecutor William Goslee & Stokes Township Zoning Inspector Bob Netzley re: Zoning/Wolf Is.
October 21	Union County Engineer's Office - Woodbine Village Phase 1 Final Plat
November 2	Meeting with Logan County Auditor & Union County Auditor re: 2012 Fiscal Transition
November 10	LUC Zoning & Subdivision Committee Meeting LUC Executive Committee Meeting
Ongoing	Claibourne Township Zoning Resolution Updates Stokes Township Zoning - Wolf Island Jerome Village Subdivision Subdivision Regulations Update Upper Scioto Watershed Balanced Growth Plan Steering Committee Logan County Ag. Council Committee Union County Comprehensive Plan JRS – Jobs Ready Site Grant Admin. for DPWIC 13 - Applications due to Districts on November 1 - None Received Logan County/Ohio Hi-Point JVS Local Foods/Farm to School Plan through OSU Center for Farmland Policy Innovation Union County Auditor's Office Budget Change-Over/Transition 2012 LUC Budget Solar Zoning Regulations Research Treasurer for Logan County Sales Tax Ballot Issue

Heather's Activities:

Meetings, Miscellaneous & Projects

Oct 20	Champaign County Continuum of Care Leadership
Nov 1	Champaign County Housing Coalition Project Connect – Fair Housing Table
Nov 2	Champaign County Prevention Alliance Project Connect – Fair Housing Table
Nov 3	Logan County Continuum of Care – Biannual Breakfast
Beginning	Winter Newsletter – Awaiting County Prosecutor Article



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Wes' Activities:

Miscellaneous

Oct. 13	Met with new Union Township (Logan County) Zoning Inspector Mike Kilgore
Oct. 14	Met with Stokes Township Zoning Inspector Bob Netzley re: Zoning Issues Met with Logan County Prosecutor William Goslee & Stokes Township Zoning Inspector Bob Netzley re: Zoning/Wolf Is.
Oct. 17	Attended Stokes Township Zoning Commission Meeting
Oct. 18	Met with new Liberty Township (Logan County) Zoning Inspector Richard Lindemer
Oct. 20	Attended Ohio APA Conference at Sinclair Community College in Dayton
Oct. 21	Attended Ohio APA Conference at Sinclair Community College in Dayton
Oct. 24	Met with Pleasant Township Zoning Inspector Carey Kreglow Met with Millcreek Township Zoning Inspector Joe Clase to discuss various zoning issues
Oct. 27	Attended East Liberty Honda Open House Event
Oct. 11	Met with Mike Morris RE: Environmental Reviews for CDBG Economic Development Grants

Ongoing Projects

CDBG	Champaign County – FY09 St. Paris Sidewalk Project Completed; FY10 Mechanicsburg Project Under Construction; FY2011 Application Pending Union County – FY09 Magnetic Springs Project Complete, FY10 Projects Pending; FY11 Application Pending
GIS	Jefferson Township Sign Inventory, Searchable Maps for Zoning Inspectors and LUC Website, Update Village of Richwood Map
Comp Plans	Union County Update
Zoning Updates	Stokes Township Johnson Township Village of St. Paris
Other	Upper Scioto Watershed Balanced Growth Plan Steering Committee, Logan County Ag. Council Committee Logan County/Ohio Hi-Point JVS Local Foods/Farm to School Plan through OSU Center for Farmland Policy Innovation, Stokes Township Wolfe Island Zoning

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



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Minutes Thursday, November 10, 2011

LUC President John Bayliss called the meeting to order at 1:14 pm.

Roll Call – Jenny Snapp

Members present: John Bayliss, Brad Bodenmiller, Kevin Bruce, Max Coates, Scott Coleman, Ves DuPree, Greg DeLong, Charles Hall, Paul Hammersmith, Bill Kelley, Valerie Klingman, Randy Kyte, Doug Miller, Robb Cummins for Matt Parrill, Ryan Shoffstall, Fereidoun Shokouhi, Jenny Snapp, Jeff Stauch, Tim Tillman, Andy Yoder and Roger Yoder.

Members absent: Tracy Allen, Bill Edwards, Jim Holycross, Barry Moffett, Bill Nibert, Tim Notestine, and Tom Smith.

Guests present: Bill Narducci, Union County Engineer's Office; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes – Max Coates made the first motion to approve the minutes from the October 13, 2011 meeting as written. Scott Coleman made the second motion to approve the minutes from the October 13, 2011 meeting as written. All in favor with Paul Hammersmith abstaining.

Financial Report – Andy Yoder presented the Financial Report for September. Fereidoun Shokouhi made the first motion to accept the Financial Report. Paul Hammersmith made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT reports were placed on the web.

New Business:

1. Review of Woodbine Village Final Plat (Union County) – Jenny Snapp
 - Charles Hall made the first motion to table the Woodbine Village Phase 1 Final Plat at the request of the developer and at the recommendation of the Zoning & Subdivision Committee and Max Coates made the second motion to table the Woodbine Village Phase 1 Final Plat at the request of the developer and at the recommendation of the Zoning & Subdivision Committee. All in favor.
2. Washington Township (Logan County) – Zoning text amendments including the addition of Section 569 – Recreational Vehicles, addition of Section 570 Demolition and modification of Section 902 Avoidance of Undue Hardship – Wes Dodds
 - Bill Kelley made the first motion to accept the recommendation by the Zoning and Subdivision Committee to recommend approval of the

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Logan-Union-Champaign regional planning commission

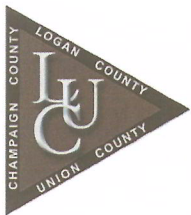
Director: Jenny R. Snapp

Washington Township Zoning Text Amendment with staff and committee comments and Kevin Bruce made the second motion to accept the recommendation by the Zoning and Subdivision Committee to recommend approval of the Washington Township Zoning Text Amendment with staff and committee comments. All in favor.

3. Washington Township (Logan County) – Zoning Amendment to parcel number 510450000010000 from M-2 Heavy Manufacturing to R-1 Low-Density Residential – Wes Dodds
 - Charles Hall made the first motion to accept the recommendation by the Zoning and Subdivision Committee to recommend approval of the Washington Township Zoning Parcel Amendment with staff and committee comments and Doug Miller made the second motion to accept the recommendation by the Zoning and Subdivision Committee to recommend approval of the Washington Township Zoning Parcel Amendment with staff and committee comments. All in favor.
4. City of Urbana – Various zoning amendments including changes to Chapters 1129.08 Drainage Plan, 1127.01(b) Development Standards and a change to Maximum Lot Occupation in all Urbana zoning districts – Wes Dodds
 - Randy Kyte made the first motion to accept the recommendation by the Zoning and Subdivision Committee to recommend approval of the City of Urbana Various Zoning Amendments and Bill Kelley made the second motion to accept the recommendation by the Zoning and Subdivision Committee to recommend approval of the City of Urbana Various Zoning Amendments. All in favor with Brad Bodenmiller abstaining.
5. Nominations Committee Report for 2012 Executive Committee
 - Charles Hall made the first motion to accept the recommendation of the Nominations Committee Report and Scott Coleman made the second motion to accept the recommendation of the Nominations Committee Report. Executive Committee nominations will be sent to the LUC Annual Meeting for approval next week. All in favor.
6. Annual Meeting – Heather Martin
 - The dinner will be November 17, 2011 at 6:30 pm. It will be held at Winner's Barn again with Vic's Country Cookin providing the catering. Ticket amount will be \$15. Ticket counts, names and money should be turned in at the November meeting.
 - Please turn in all information in regards to attendance at the annual dinner.
7. Christmas Luncheon – Heather Martin

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East Liberty, Ohio 43319

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



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- The luncheon will be held before the Executive Committee Meeting on December 8 at 12:15 pm. Lunch will be catered by Plaza Inn. Please RSVP so enough food can be ordered.

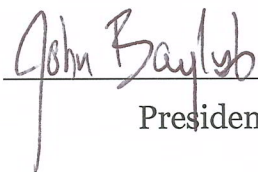
Director's Report – Jenny Snapp

Comments from Individuals

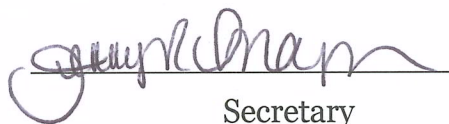
- Bruce – regarding the gas lines that are being installed, who issues the permit?
 - Scott – they're issued from the Engineer's Office.
 - Bruce – is there anything to have right of way markers replaced when they are destroyed?
 - Scott – it's required that any markers they destroy they have to replace. We have to be aware of it.
 - Fereidoun – for us if you're aware of it we will replace them, let us know and we'll replace it.
- Jenny – Congratulations on the passing of the Logan County Sales Tax for Roads and Bridges.

Adjourn – Fereidoun Shokouhi made the first motion to adjourn the LUC Executive Committee Meeting at 1:42 pm, and Max Coates seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, December 8, 2011, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.



President



Secretary

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