



Staff Report – Otter Creek Commercial Park

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

Staff Analysis:	<p>This Preliminary Plat involves 15.124 acres of land and proposes 4 commercial/industrial lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 0.413 acres in existing right-of-way ○ 0.886 acres in new right-of-way ○ 13.825 acres in commercial/industrial lots ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ On-site wells for water service ○ On-site systems for sanitary waste disposal <p>• Logan County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 02-28-23. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) <ol style="list-style-type: none"> 1. Sheet 5: The proposed pavement design is for a local residential street. A detailed pavement design needs to be completed for estimated commercial development based on allowable uses within the zoning district. 2. Sheet 7: Insufficient roadway cross section provided; roadway cross section should reflect LCTDS Drawing B-2 ‘Street without curb and gutter’ standards.
------------------------	---



	<ol style="list-style-type: none">3. Provided driveway location meets the LCEO Access Management Regulations.4. Michael L. Heintz, P.S. #7149 and William D. Edwards, P.S. #7574, will both need to stamp the Final Plat and both need to sign the Surveyor's Certificate.5. Construction comment: Adequacy of final storm water control measures must be approved by the County Engineer and Logan County Soil and Water. <ul style="list-style-type: none">• Logan County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments received as of 03-01-23.<ol style="list-style-type: none">1. A copy of the Floodplain Determination Form needed to receive a Building Permit was provided to the applicant/applicant's engineer.• Logan County Health Department<ul style="list-style-type: none">○ The Health District submitted comments in an email dated 02-08-13. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)<ol style="list-style-type: none">1. The Board of Health reviewed and approved the subdivision for on-lot individual water wells and sewage treatment systems.• Logan County Sewer District<ul style="list-style-type: none">○ No comments received as of 03-01-23.• Perry Township<ul style="list-style-type: none">○ Perry Township submitted comments in a letter dated 03-03-23. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)<ol style="list-style-type: none">1. The Township's previous concerns have been addressed and the lots now comply with the Zoning Resolution.2. The Township advised "Service Business" is not a current permitted/conditional use in the M-1 District.• ODOT District 7<ul style="list-style-type: none">○ No comments received as of 03-01-23.
--	--



Staff Report – Otter Creek Commercial Park

	<ul style="list-style-type: none"> • AES Ohio (formerly DP&L) <ul style="list-style-type: none"> ○ No comments received as of 03-01-23. • LUC Regional Planning Commission <ol style="list-style-type: none"> 1. Sheet 1: Please review acreage figures in the Surveyor’s Certificate. The Mossy Oak Drive acreage and the acres net figure likely need updated (§313, 6.; §323, 1.). 2. Sheet 1: On both Lot 1 and Lot 2, the Bldg. Setback Line is not setback 50’ along the cul-de-sac bulb (§313, 13.; §323, 5.). 3. Sheet 1: There is a 50’ drainage easement running along the label “new property line” on Lot 3 and Lot 4. Does this easement stop at the Bldg. Setback Line or does it run to the cul-de-sac bulb? It appears to stop at the Bldg. Setback Line (§313, 12; §323, 7.). 4. A letter from Perry Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.). 5. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
--	---

<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL WITH CONDITIONS of Otter Creek Commercial Park – Preliminary Plat. The condition is incorporation of all comments/modifications from LUC and reviewing agencies, related to Subdivision Regulation requirements, into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.</p>
--------------------------------------	---

<p>Z&S Committee Recommendations:</p>	
--	--