



Zoning & Subdivision Committee
Thursday, December 10, 2015, 11:00 am

- Minutes from last meeting of November 12, 2015
 1. Review of Village Neighborhood Section 4 (VN-4) Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 2. Review of Eversole Run Neighborhood Section 2 (ERN-2) Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 3. Review of Britonwood Final Plat (Union County) – Staff Report by Brad Bodenmiller
 4. Review of Mitchell Crossing Final Plat (Union County) – Staff Report by Brad Bodenmiller
 5. Review of Woodbine Village Section 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 6. Review of Zoning Text Amendment, Washington Township (Logan County) - Staff Report by Brad Bodenmiller

Members:

Scott Coleman – Logan County Engineer
Chad Flowers – City of Marysville Planning
Charles Hall – Union County Commissioner
Jeff Stauch – Union County Engineer
Paul Hammersmith – Dublin Engineer
Steve McCall – Champaign County Engineer
Tyler Bumbalough – City of Urbana Engineer
Robert A. Yoder – North Lewisburg Administrator
Weston R. Dodds – City of Bellefontaine Zoning
Dave Gulden – LUC
Heather Martin – LUC
Skyler Wood – LUC
Brad Bodenmiller - LUC



Staff Report – Village Neighborhood, Section 4

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of the Village Neighborhood, Section 4 (VN-4) Preliminary Plat.
Location:	Located west of Jerome Road, north of Hill Road, and south of Harriott Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat is for the VN-4 development. This Preliminary Plat involves 69.571 acres of land and proposes 147 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 11.118 acres in right-of-way ○ 34.717 acres in single-family residential lots ○ 23.376 acres in reserves (DOS) <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water system ○ Method of sanitary waste disposal is the Jerome Village collection system and City of Marysville treatment. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ In a letter dated 12-03-15, the Union County Engineer’s Office recommended approval of the Preliminary Plat with modifications. ○ The modifications required by the UCE’s Office shall be incorporated into the Construction Drawings and Final Plat. Some of those modifications are listed and summarized below for reference. See letter for all comments.
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	<ul style="list-style-type: none">✓ Status of both requested variances are approved.✓ A secondary means of ingress/egress must be provided due to the number of lots involved. The ERN-6 pod to the northeast of this pod is further along in the development process, and will access Ravenhill Parkway to provide this secondary access. The timing of the Final Platting of both of these pods must allow the guarantee of two access points to either pod being approved at the final platting stage.✓ The existing traffic study needs to be updated to account for this pod’s development in order to determine the timing of the proposed traffic mitigation improvements spelled out in the Jerome Village Master Development TIS.✓ Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.✓ Pond identification nomenclature is not consistent throughout the plat.✓ Provide a stormwater management report for review by our office. More detailed drainage analysis will be conducted by our office during Final Construction Drawing review.✓ A Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.○ Regarding traffic improvements, the UCE’s Office submitted the following:<ul style="list-style-type: none">✓ “We have been working with the development team to establish an equitable process to determine developer contributions for offsite traffic improvements caused by the Jerome Village development. We have generated a Memorandum of Understanding to capture the intent of this process, and are currently working to determine the details of these contributions. We feel confident at this juncture, and have been assured by the development team that they will cooperate with us in determining a fair and equitable solution. We will continue to work through this process during final construction design and platting, and have the
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ability to withhold approvals at these phases of development should these discussions break down.

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

- On 08-10-15, LUC staff contacted Bob Scheiderer at Soil & Water. The discussion was about soil types and focused on the Wetzel (We) soil type because a minority of soil involved in this request is Wetzel (We). Bob's comment was that the soil type is an obstacle that can be overcome.
- Received via the letter dated 12-03-15 from the UCE's Office, the following modifications are required by Soil & Water shall be incorporated into the Construction Drawings and Final Plat:
 - ✓ Recommendation: It appears that two retention basins for this pod (P-280 and P-281) discharge to the road ditch along Jerome Road. Discharging a retention basin with extended discharge items will create a saturated condition in the road ditch making future maintenance problematic for the County. Install a collector storm sewer parallel to Jerome Road to direct the discharges to a stream outlet north of Blaney Road.
 - ✓ Recommendation: Extend outlets into ponds or streams to the structures or outlet to one foot above normal pool in the case of basins or one foot above normal low water elevations of a stream outlet. Rip rap material installed at the outlet locations should be placed on filter fabric with the rip rap not to impede the flow of water out of the outlet pipe.

• **Union County Health Department**

- No comments as of 12-03-15. Standard comments from the Health Department are below:
 - ✓ "All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS)."
 - ✓ "Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200' of a sanitary sewer



Staff Report –Village Neighborhood, Section 4

	<p>easement, shall be brought to the attention of the Union County Health Department.”</p> <ul style="list-style-type: none">✓ “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS.” <ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ The City of Marysville submitted comments in a letter dated 08-06-15. The letter was forwarded to the applicant and engineer.<ul style="list-style-type: none">✓ Provide a waterline along Jerome Road for future connection purposes. Also, provide an internal connection south of Detention Basin P-281 and east across the open space to this waterline.✓ Provide a means for the Jerome Village parcels north of the future Home Road to obtain water service. For connectivity purposes, it appears that the future Home Road will need a waterline along its entirety at this time. This work can be performed with the future Home Road Extension plans.✓ A minimum 15 foot utility easement will be required along the entirety of the existing Jerome Road and future Home Road right-of-way.• Jerome Township<ul style="list-style-type: none">○ No comments as of 12-03-15.• ODOT District 6<ul style="list-style-type: none">○ No comments as of 12-03-15.• Ohio Edison<ul style="list-style-type: none">○ No comments as of 12-03-15.• LUC Regional Planning Commission<ul style="list-style-type: none">○ The following comments are submitted and shall be incorporated into the Construction Drawings and Final Plat:<ul style="list-style-type: none">✓ Sheet 1: Add second variance to Title Sheet.✓ Sheet 1: Change Chicksaw Way to Chickasaw Way (§313, 12.).✓ Sheet 1 & 3: The Total Area (Acres) in the General Development Summary Table does not sum to
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Staff Report –Village Neighborhood, Section 4

	<p>69.211. Correct this and adjust the Density (Units/Acres) accordingly (§313, 6.).</p> <ul style="list-style-type: none"> ✓ Sheet 1 & 3: The adjacent conceptual plans are OK, but adjacent owners of record and zoning must be added. This includes across Jerome Road. Note: The U-1 and PUD District names were replaced (§313, 7. & 9.). ✓ Sheet 3: Show width of Apricot Way, Fig Grove Way, and Jerome Road (§313, 8. & 12.). ✓ Sheet 3: Add missing dimension between lots 1050 and 1051 (§313, 15.). ✓ Sheet 3: If the width at the building line is less than the frontage width, show width at the building line on all lots where lots are located on a curve or where side lot lines are not ninety degree angles (§313, 15.). ✓ Sheet 3 & 4: Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§414). ✓ Sheet 3 & 4: Label easements and easement widths (§313, 13. & 14.). ✓ Pewamo and Wetzel soils are proposed. The Regional Planning Commission may approve the subdivision, provided the subdivider agrees to perform improvements as will render the area acceptable for the intended use (§416). ✓ A letter from Jerome 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; §413, 2.). ✓ All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).
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<p>Staff Recommendations:</p>	<p>LUC Staff recommends APPROVAL of the VN-4 Preliminary Plat with the condition that all comments from LUC and reviewing agencies shall be incorporated into Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County</p>
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Logan-Union-Champaign
regional planning commission

Staff Report –Village Neighborhood, Section 4

	Subdivision Regulations are incorporated in the Final Plat <i>prior</i> to submittal.
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Z&S Committee Recommendations:	
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Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____
Township: _____ Military Survey: _____
Complete Parcel(s) Identification Number (PIN): _____

Have **ALL** Sketch Plan review letters been obtained? _____ (Engineer, SWCD, Board of Health)

Name of Applicant: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____
Number of proposed units: _____ Typical lot area (sq. ft.): _____
Single Family Units: _____ Multi-Family Units: _____

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



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Recreation facilities to be provided: _____

Do you propose deed restrictions? (If yes, attach a copy): Yes ____ No ____

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.		
10	Zoning classification of the tract and adjoining properties.		
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.		
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.		
13	Layout, names and widths of proposed streets and easements.		
14	Building setback lines with dimensions.		
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.		
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



Logan-Union-Champaign regional planning commission

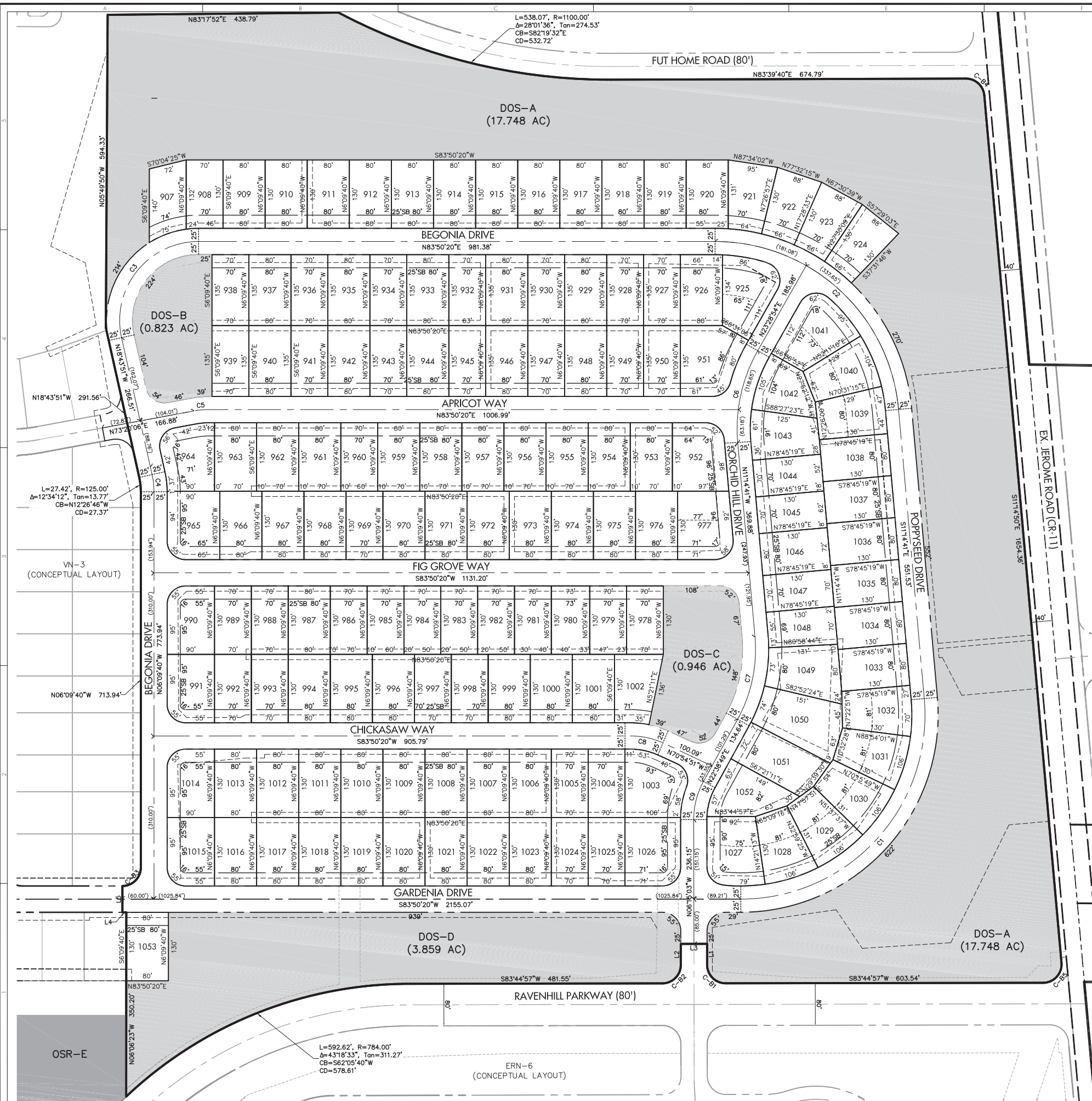
Director: Dave Gulden, AICP

18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
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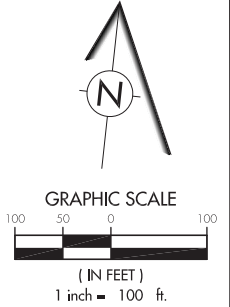
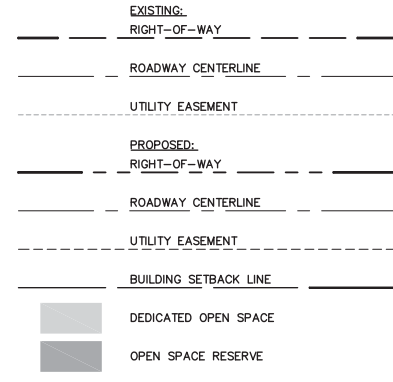
Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval. N/A		
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval. N/A		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

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



LEGEND



GENERAL DEVELOPMENT SUMMARY

	PROPOSED	ZONED
TOTAL AREA (ACRES)	69.571	69.5
OPEN SPACE	23.376	21.6
RIGHT-OF-WAY (50')	11.118	
LOTS	34.717	
NUMBER OF LOTS	147	199
50' FRONTAGE	-	199
70' FRONTAGE	53	-
80' FRONTAGE	94	-
DENSITY (UNITS/ACRE)		
GROSS (# LOTS/TOTAL AREA)	2.115	2.863
NET (# LOTS/LOT AREA)	4.234	-
MINIMUM LOT SIZE		
70' FRONTAGE	9,100 SF	
80' FRONTAGE	10,400 SF	
SETBACKS	70'	80'
FRONT YARD (FROM R/W)	25'	25'
REAR YARD	30'	30'
SIDE YARD	5'	6'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

PROJECT BOUNDARY LINE TABLE

LINE #	LENGTH	BEARING
L1	40.00'	N6° 15' 03.12"W
L2	40.00'	S6° 15' 03.12"E
L3	50.00'	S83° 44' 56.88"W
L4	7.44'	S83° 50' 20.31"W
L5	50.00'	N6° 09' 39.69"W

PROJECT BOUNDARY CURVE TABLE

CURVE #	RADIUS	Δ	LENGTH	TANGENT
C-B1	35.00'	90°00'00"	54.98'	35.00'
C-B2	35.00'	90°00'00"	54.98'	35.00'
C-B3	35.00'	90°00'00"	54.98'	35.00'
C-B4	35.00'	85°05'30"	51.98'	32.12'
C-B5	35.00'	94°59'46"	58.03'	38.19'

RIGHT-OF-WAY CENTERLINE CURVE TABLE

CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	350.00'	95°05'01"	580.83'	S36° 17' 50"W	516.44'
C2	350.00'	84°54'59"	518.72'	S53° 42' 10"E	472.54'
C3	150.00'	102°34'12"	268.53'	N32° 33' 14"E	234.08'
C4	150.00'	12°34'12"	32.91'	N12° 26' 46"W	32.84'
C5	150.00'	10°30'14"	27.50'	N78° 35' 13"E	27.46'
C6	300.00'	34°43'35"	181.83'	N6° 07' 06"E	179.06'
C7	275.00'	33°53'30"	162.67'	N5° 42' 04"E	160.31'
C8	150.00'	25°14'49"	66.10'	N83° 32' 15"W	65.56'
C9	150.00'	28°53'52"	75.65'	N8° 11' 53"E	74.86'

CHANGE ORDER SCHEDULE

#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1055 | E: info@terrainrevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
VILLAGE NEIGHBORHOOD SECTION 4

PRELIMINARY PLAT

DRAWING SET STATUS:

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058

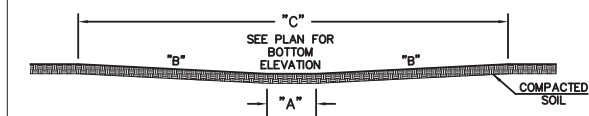
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VERTICAL: N/A

SHEET NO.: 3/28

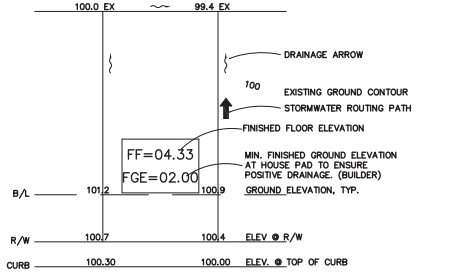
LEGEND

- ➔ PROPOSED FLOOD ROUTE
- ▭ 100-YR FLOOD ROUTE ELEVATION



TYPICAL FLOOD ROUTE SECTION

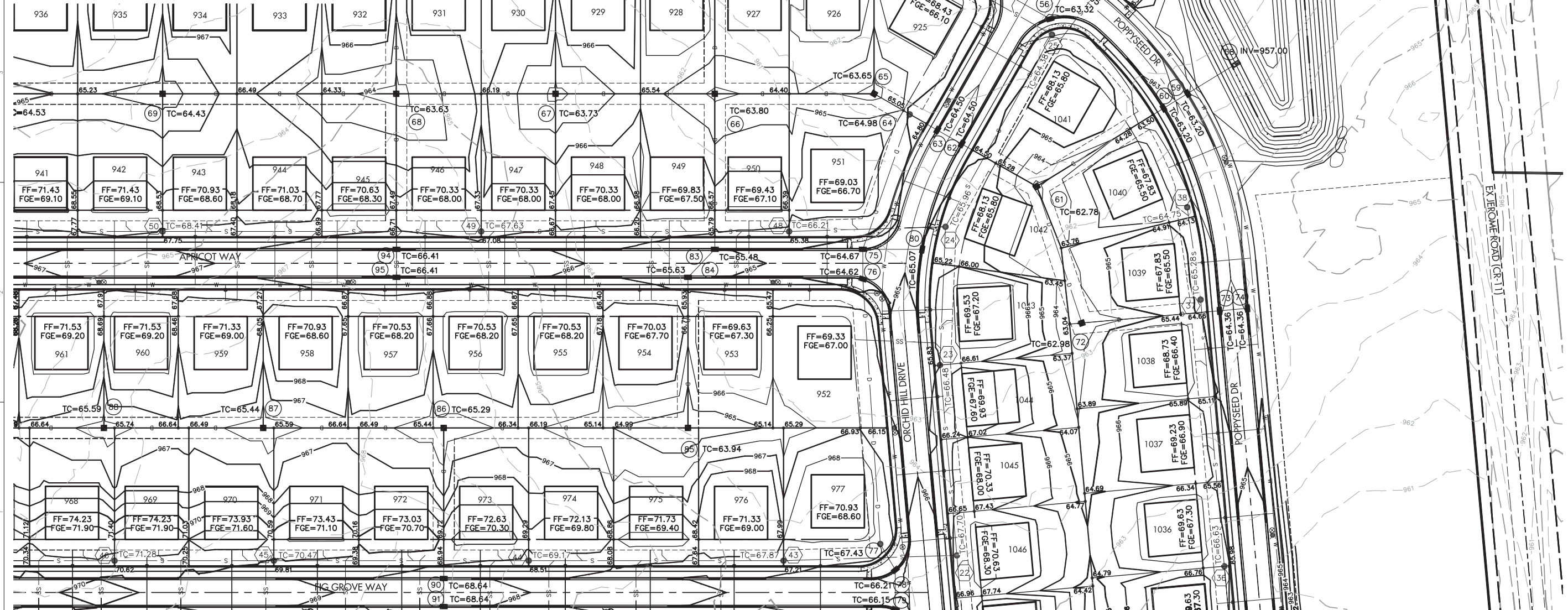
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SEE TABLE FOR DIMENSIONS



TYPICAL LOT DETAIL

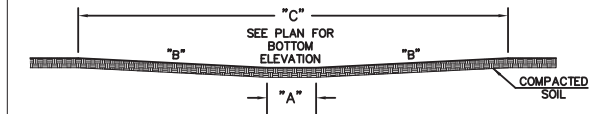
NOT TO SCALE

- NOTES:**
1. THE MINIMUM PAD ELEVATION SHOWN ASSUMES THAT THE BASEMENT ELEVATION WILL BE NO MORE THAN SEVEN FEET BELOW THE PAD.
 2. GRADING SHOWN IS CONCEPTUAL AND IS SUBJECT TO CHANGE. GRADING WILL BE FINALIZED DURING TIME OF FINAL DEVELOPMENT.



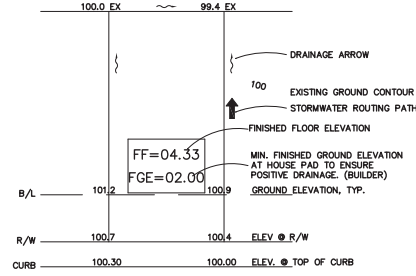
LEGEND

- ➔ PROPOSED FLOOD ROUTE
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TYPICAL FLOOD ROUTE SECTION

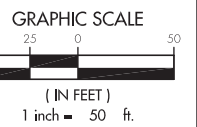
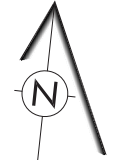
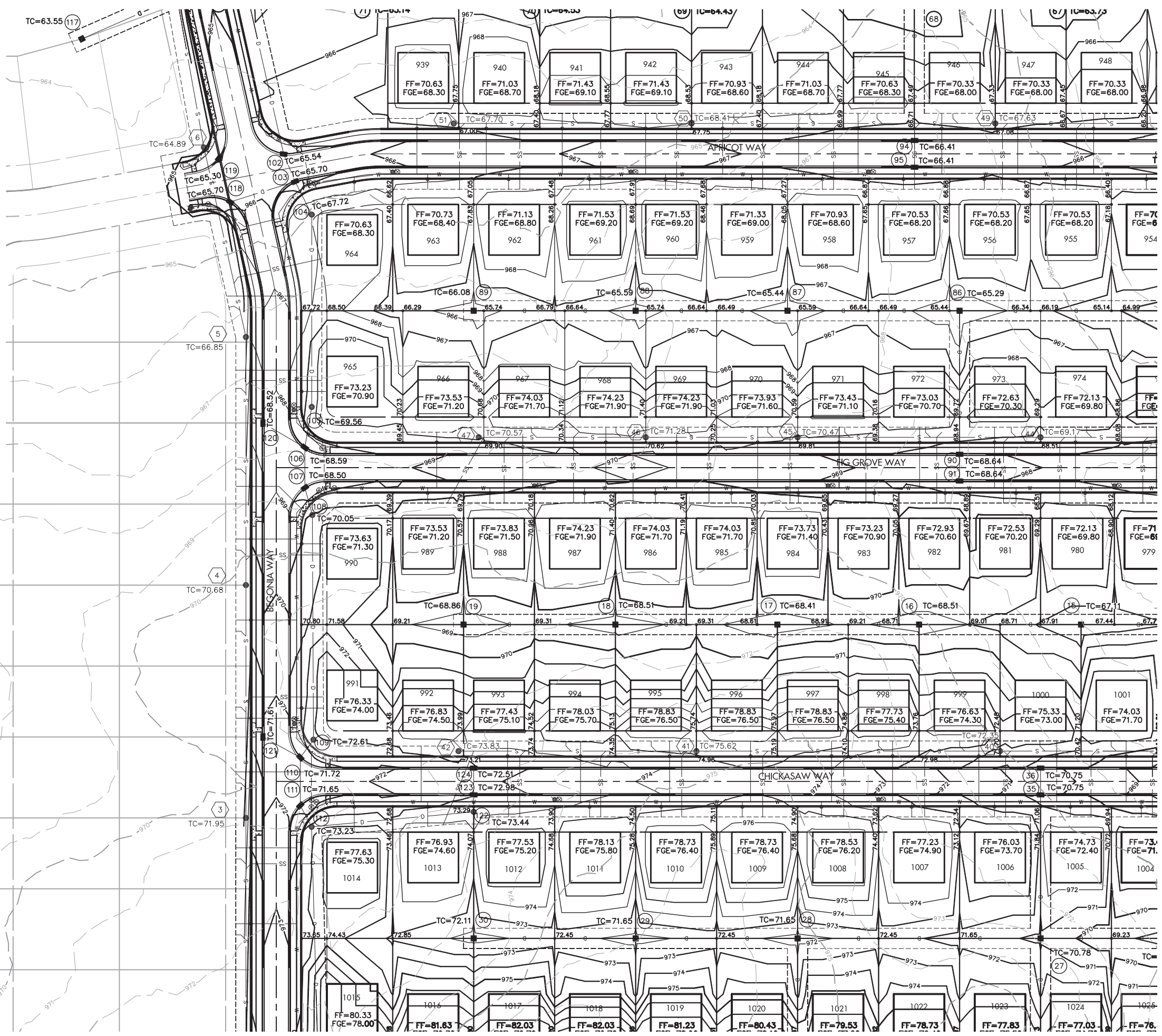
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TYPICAL LOT DETAIL

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NO.	DATE	DESCRIPTION OF CHANGE

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P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
VILLAGE NEIGHBORHOOD SECTION 4

GRADING PLAN

DRAWING SET STATUS:

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

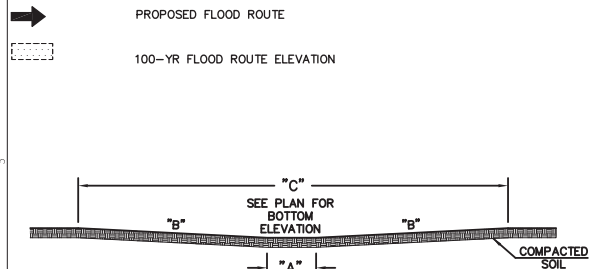
PROJECT NO.: 14058

DATE: OCTOBER, 2015

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HORIZONTAL: 1" = 50'
VERTICAL: N/A

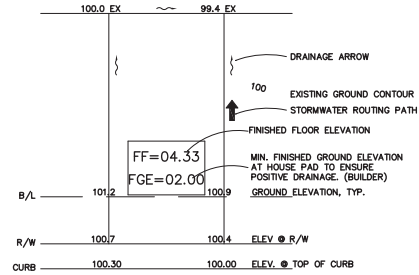
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LEGEND



TYPICAL FLOOD ROUTE SECTION

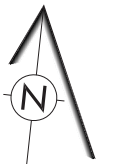
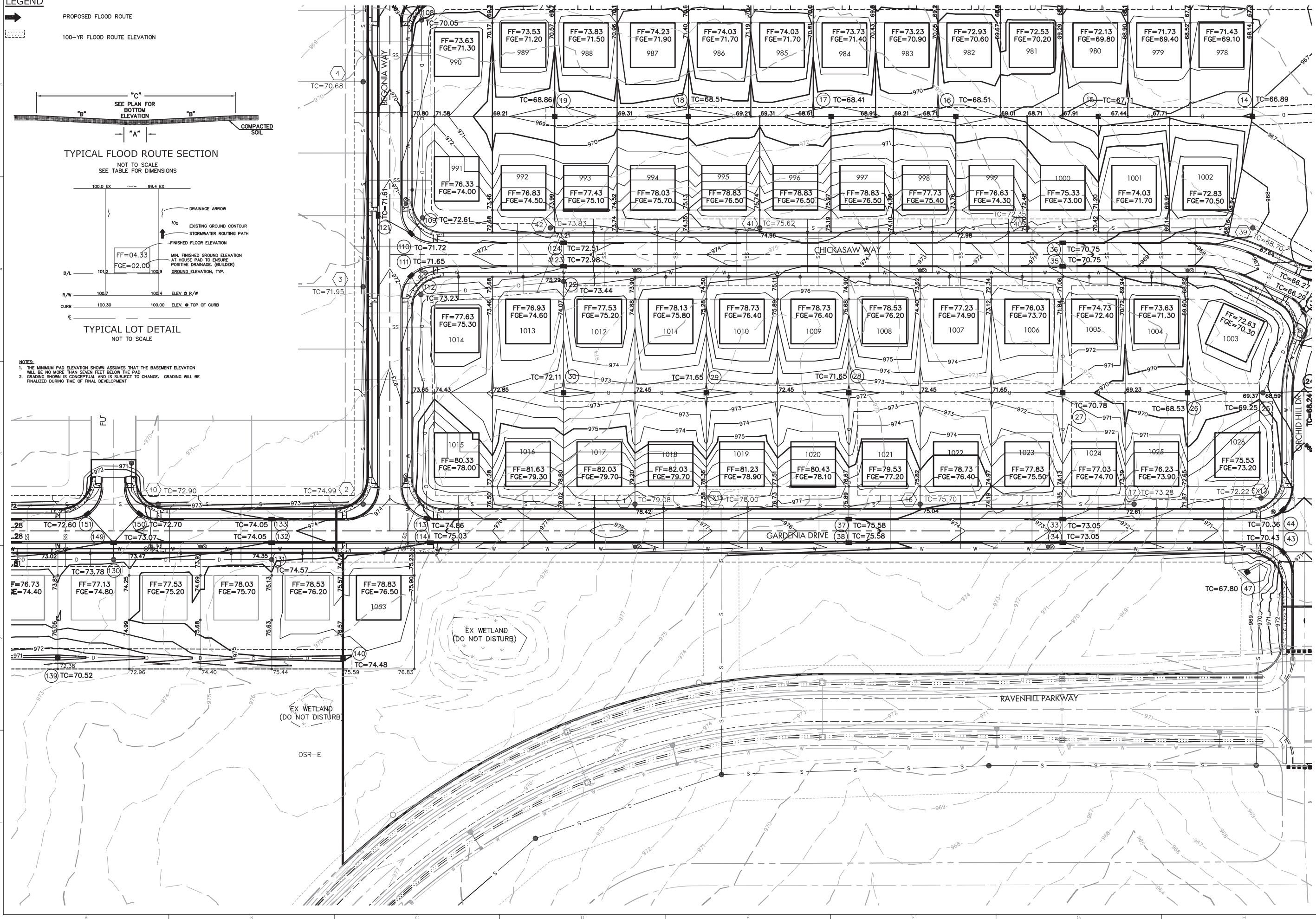
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SEE TABLE FOR DIMENSIONS



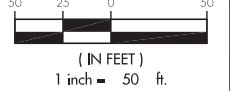
TYPICAL LOT DETAIL

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GRAPHIC SCALE



DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
VILLAGE NEIGHBORHOOD SECTION 4
GRADING PLAN



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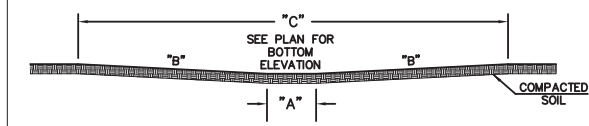
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058
DATE: OCTOBER, 2015
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: N/A
SHEET NO.: 24/28

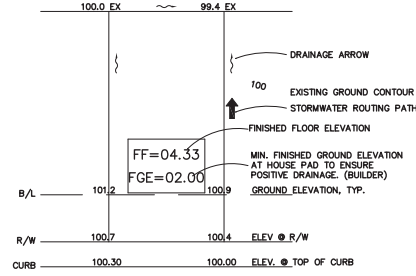
LEGEND

-  PROPOSED FLOOD ROUTE
-  100-YR FLOOD ROUTE ELEVATION



TYPICAL FLOOD ROUTE SECTION

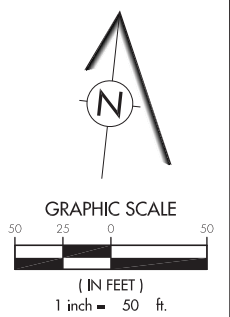
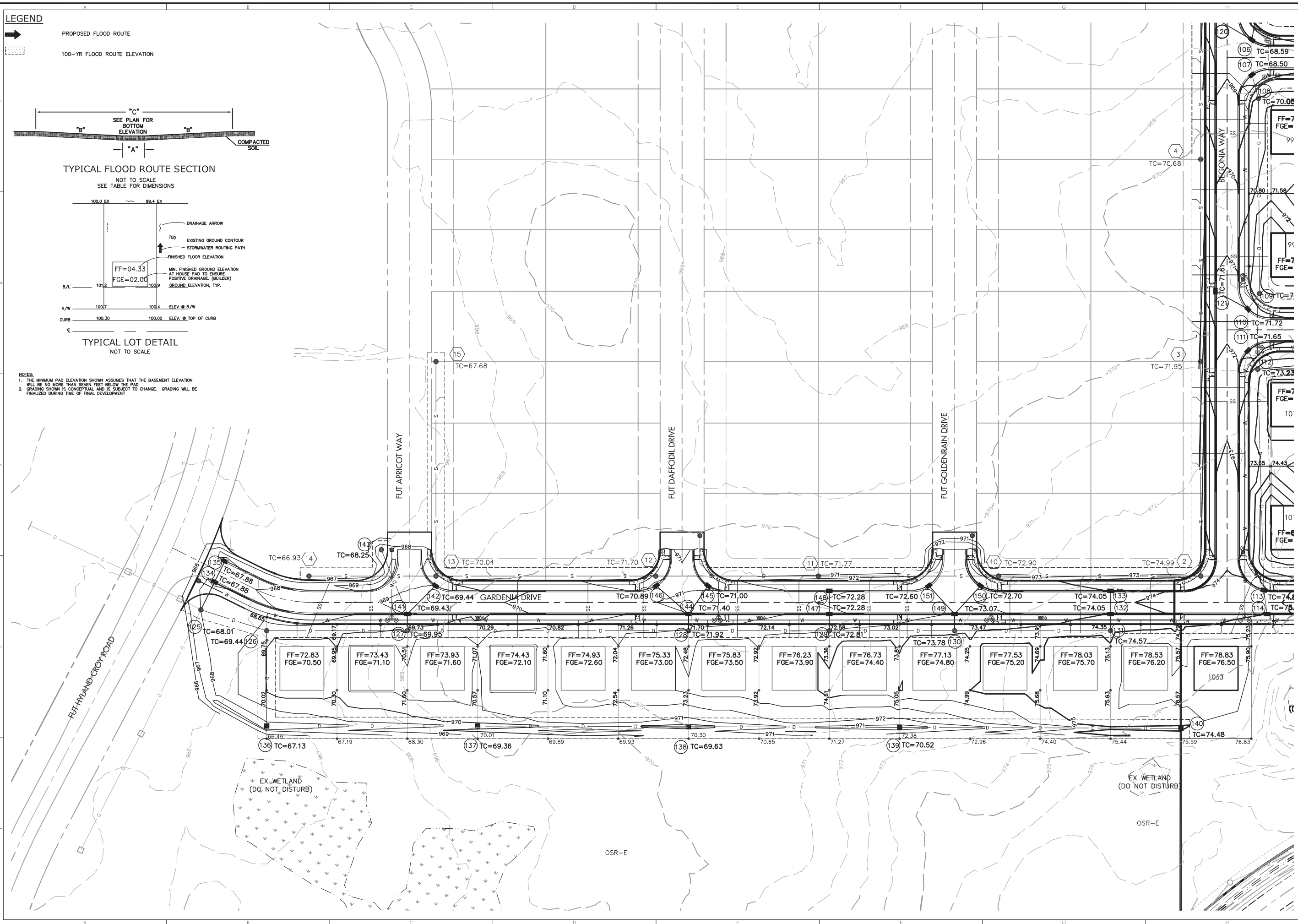
NOT TO SCALE
SEE TABLE FOR DIMENSIONS



TYPICAL LOT DETAIL

NOT TO SCALE

- NOTES:**
1. THE MINIMUM PAD ELEVATION SHOWN ASSUMES THAT THE BASEMENT ELEVATION WILL BE NO MORE THAN SEVEN FEET BELOW THE PAD
 2. GRADING SHOWN IS CONCEPTUAL AND IS SUBJECT TO CHANGE. GRADING WILL BE FINALIZED DURING TIME OF FINAL DEVELOPMENT



CHANGE ORDER SCHEDULE

#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1055 | E: info@terrainrevolution.com

JEROME VILLAGE
VILLAGE NEIGHBORHOOD
SECTION 4
GRADING PLAN

DRAWING SET STATUS:

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

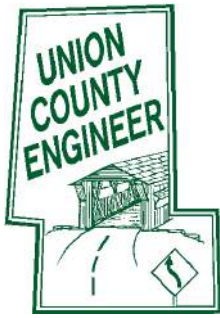
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058

DATE: OCTOBER, 2015

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 25 / 28



**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

December 3, 2015

Bradley Bodenmiller, Planner II
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Review
Jerome Village Subdivision
Village Neighborhood – Section 4

Bradley,

We have completed our review for the above final plat, received November 25, 2015. We recommend it be approved with modifications. Items listed below should be addressed in the final construction drawings. Please note that all comments regarding Master Deed Declarations and Restrictions were commented on in a previous Jerome Village pod submittals. The Master Deed Declaration and Restrictions are expected and required to match these previously approved pods' language unless otherwise requested.

1. We have been working with the development team to establish an equitable process to determine developer contributions for offsite traffic improvements caused by the Jerome Village development. We have generated a Memorandum of Understanding to capture the intent of this process, and are currently working to determine the details of these contributions. We feel confident at this juncture, and have been assured by the development team that they will cooperate with us in determining a fair and equitable solution. We will continue to work through this process during final construction design and platting, and have the ability to withhold approvals at these phases of development should these discussions break down.
2. The status of the requested variances listed on the title sheet is as follows:
 - a. Variance from requirement of 80' separation from driveways to existing or proposed roadways is approved.
 - b. Variance allowing reduced right of way width from 60' to 50' is approved.
3. All log jams, dead, diseased (including all Ash) and dying trees shall be removed from streams that will become part of the Union County Ditch Maintenance Program. This work shall be completed as early as permitting allows and prior to home construction within the development for ease of access.
4. Due to the number of lots in this development pod, a secondary means of ingress/egress must be provided. The ERN-6 pod to the northeast of this pod is further along in the development process, and will access Ravenhill Parkway to provide this secondary access. The timing of the final platting of both of

these pods must allow the guarantee of two access points prior to either pod being approved at the final platting stage.

5. The existing traffic study needs to be updated to account for this pod's development in order to determine the timing of the proposed traffic mitigation improvements spelled out in the Jerome Village Master Development TIS.
6. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
7. All drainage easements will be reviewed in more detail during the final design process.
8. Pond identification nomenclature is not consistent throughout the plat.
9. Detail all flood routing swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
10. Provide a stormwater management report for review by our office. More detailed drainage analysis will be conducted by our office during final construction drawing review.
11. Show water and storm profiles.
12. A Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.
13. Provide detailed construction drawings to private utility providers.
14. Provide a copy of the landscaping, fencing and trail plans in order for our staff to further analyze access of drainage infrastructure.

In addition, we received the following comments from the Union Soil and Water Conservation District (USWCD):

1. It appears that the two retention basins for this pod (P-280 and P-281) discharge to the road ditch along Jerome Road. Discharging a retention basin with extended discharge times will create a saturated condition in the road ditch making future maintenance problematic for the County. I recommend that a collector storm sewer be installed parallel to Jerome Road to direct the discharges to a stream outlet north of Blaney Road.
2. It is recommended that outlets into ponds or streams be extended to the structures or outlet to one foot above normal pool in the case of basins or one foot above normal low water elevations of a stream outlet. This will reduce gully erosion and saturated soils below the outlet pipe discharge location, greatly improving the maintainability of the area. Rip rap material installed at the outlet locations should be placed on filter fabric with the rip rap not to impede the flow of water out of the outlet pipe.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3122.

Sincerely,

Bill Narducci

Bill Narducci, P.E.
Engineering Manager
Union County Engineer

Cc: Bob Scheiderer, Union SWCD (via email)
Luke Sutton, Union County Engineer's Office (via email)



Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

August 6, 2015

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 East Foundry
East Liberty, OH 43319

**Subject: Village Neighborhood, Section 4
Preliminary Plan Comment Letter #1**

The City of Marysville has the following comments pertaining to the water system design shown within your Preliminary Plan submittal for the Village Neighborhood, Section 4 development.

General Comments:

1. Waterline shall be provided along Jerome Road for future connection purposes.
 - a. Also, an internal connection south of Detention Basin P-281 and east across the open space should be provided to this waterline.
2. Provide a means for the Jerome Village parcels north of the future Home Road to obtain water service. For connectivity purposes, it appears that the future Home Road will need waterline along its entirety at this time.
 - a. This work can be performed with the future Home Road Extension plans.
3. A fifteen (15) foot utility easement (at a minimum) will be required along the entirety of the existing Jerome Road and future Home Road right-of-way.

Please contact us if you need additional clarification or wish to discuss these comments further.

Sincerely,

Jeremy Hoyt, P.E.
City Engineer / Deputy Public Service Director

cc. Kyle Hoyng, P.E. (City of Marysville)
Mike Andrako, P.E. (City of Marysville)
Scott Sheppard (City of Marysville)

December 4, 2015

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

RE: Eversole Run Neighborhood Section 2 (ERN-2) & Village Neighborhood Section 4 (VN-4)
Preliminary Plats

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Pewamo and Wetzel soils within the development areas. Pewamo exists within ERN-2 and both Pewamo and Wetzel exist within VN-4. The soil types are commonly found within areas with poor drainage and/or in drainage courses.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for single family residential. Providing adequate drainage to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Please feel free to contact me if you have any questions a (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



Staff Report –Eversole Run Neighborhood, Section 2

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of the Eversole Run Neighborhood, Section 2 (ERN-2) Preliminary Plat.
Location:	Located west of Jerome Road, north of Wells Road, and south of Harriott Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat is for the ERN-2 development. This Preliminary Plat involves 79.412 acres of land and proposes 135 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 11.554 acres in right-of-way ○ 42.677 acres in single-family residential lots ○ 25.181 acres in reserves (DOS) <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water system ○ Method of sanitary waste disposal is the Jerome Village collection system and City of Marysville treatment. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ In a letter dated 12-03-15, the Union County Engineer’s Office recommended approval of the Preliminary Plat with modifications. ○ The modifications required by the UCE’s Office shall be incorporated into the Construction Drawings and Final Plat. Some of those modifications are listed and summarized below for reference. See letter for all comments.
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Staff Report –Eversole Run Neighborhood, Section 2

	<ul style="list-style-type: none">✓ Status of both requested variances are approved.✓ A secondary means of ingress/egress must be provided due to the number of lots involved. The ERN-6 pod to the northeast of this pod is further along in the development process, and will access Ravenhill Parkway to provide this secondary access. The timing of the Final Platting of both of these pods must allow the guarantee of two access points to either pod being approved at the final platting stage.✓ The existing traffic study needs to be updated to account for this pod’s development in order to determine the left and right turn lanes on Jerome Road at Ravenhill Parkway.✓ Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.✓ All drainage easements will be reviewed in more detail during the final design process.✓ Provide a stormwater management report for review by our office. More detailed drainage analysis will be conducted by our office during Final Construction Drawing review.✓ A Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.○ Regarding traffic improvements, the UCE’s Office submitted the following:<ul style="list-style-type: none">✓ “We have been working with the development team to establish an equitable process to determine developer contributions for offsite traffic improvements caused by the Jerome Village development. We have generated a Memorandum of Understanding to capture the intent of this process, and are currently working to determine the details of these contributions. We feel confident at this juncture, and have been assured by the development team that they will cooperate with us in determining a fair and equitable solution. We will continue to work through this process during final construction design and platting, and have the ability to withhold approvals at these phases of development should these discussions break down.
--	---



Staff Report –Eversole Run Neighborhood, Section 2

• Union County Soil & Water Conservation District

- Union County Soil & Water submitted comments in a letter dated 11-30-15. S&W advised that the storm sewer system is designed to alleviate any concern of surface water ponding and make the area more acceptable for the intended use. The following modifications are required by Soil & Water and shall be incorporated into the Construction Drawings:
 - ✓ Add soils layer.

• Union County Health Department

- No comments as of 12-03-15. Standard comments from the Health Department are below:
 - ✓ “All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).”
 - ✓ “Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
 - ✓ “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS.”

• City of Marysville

- No comments as of 12-03-15.

• Jerome Township

- No comments as of 12-03-15.

• ODOT District 6

- No comments as of 12-03-15.

• Ohio Edison

- No comments as of 12-03-15.

• Union Rural Electric/URE

- Petition was signed for territory reallocation of electric service and sent to Ohio Edison on 11-20-15.



Staff Report –Eversole Run Neighborhood, Section 2

• **LUC Regional Planning Commission**

- The following comments are submitted and shall be incorporated into the Construction Drawings and Final Plat:
 - ✓ Sheet 1: Add second variance to Title Sheet.
 - ✓ Sheet 1, 3, & 4: Correct the net # of lot/total area figure in the General Development Summary Table (§313, 6.).
 - ✓ Sheet 1, 3, & 4: The adjacent conceptual plans are OK, but adjacent owners of record and zoning must be added. This includes across the road. Note: The U-1 and PUD District names were replaced (§313, 7. & 9.).
 - ✓ Sheet 4: Add dimensions for Quail Ridge Drive if center space is not right-of-way (§313, 12.).
 - ✓ Sheet 3 & 4: Show building setback line on lots 1136-1138 (§313, 13.).
 - ✓ Sheet 3 & 4: Add lot numbers to lots 1125, 1130, 1134, 1158, 1159, and 1167 (§313, 15.).
 - ✓ Sheet 3 & 4: If the width at the building line is less than the frontage width, show width at the building line on all lots where lots are located on a curve or where side lot lines are not ninety degree angles (§313, 15.).
 - ✓ Sheet 3 & 4: Add dimensioning on DOS-G and lots 1127, 1129, 1061, and 1067 (§313, 15.).
 - ✓ Sheet 3 & 4: DOS is shown, but not labeled A-G. Add labels (§313, 16.).
 - ✓ Sheet 19: Add soils and reduce scale on Plat (§ 312 & §313, 8.).
 - ✓ A temporary turnaround is needed at the end of Sparrow Run Drive (§408, 7.).
 - ✓ Sheet 3 & 4: Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§414).
 - ✓ Pewamo and Wetzel soils are proposed. The Regional Planning Commission may approve the subdivision, provided the subdivider agrees to perform improvements as will render the area acceptable for the intended use (§416).
 - ✓ A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is



Staff Report –Eversole Run Neighborhood, Section 2

	<p>required before any approval of the Final Plat may be granted (§401; §413, 2.).</p> <ul style="list-style-type: none">✓ All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).
--	--

<p>Staff Recommendations:</p>	<p>LUC Staff recommends APPROVAL of the ERN-2 Preliminary Plat with the condition that all comments from LUC and reviewing agencies shall be incorporated into Construction Drawings and the 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 <i>prior</i> to submittal.</p>
--------------------------------------	--

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



Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____
Township: _____ Military Survey: _____
Complete Parcel(s) Identification Number (PIN): _____

Have ALL Sketch Plan review letters been obtained? _____ (Engineer, SWCD, Board of Health)

Name of Applicant: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____
Number of proposed units: _____ Typical lot area (sq. ft.): _____
Single Family Units: _____ Multi-Family Units: _____

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



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Recreation facilities to be provided: _____

Do you propose deed restrictions? (If yes, attach a copy): Yes ____ No ____

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.		
10	Zoning classification of the tract and adjoining properties.		
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.		
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.		
13	Layout, names and widths of proposed streets and easements.		
14	Building setback lines with dimensions.		
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.		
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



Logan-Union-Champaign regional planning commission

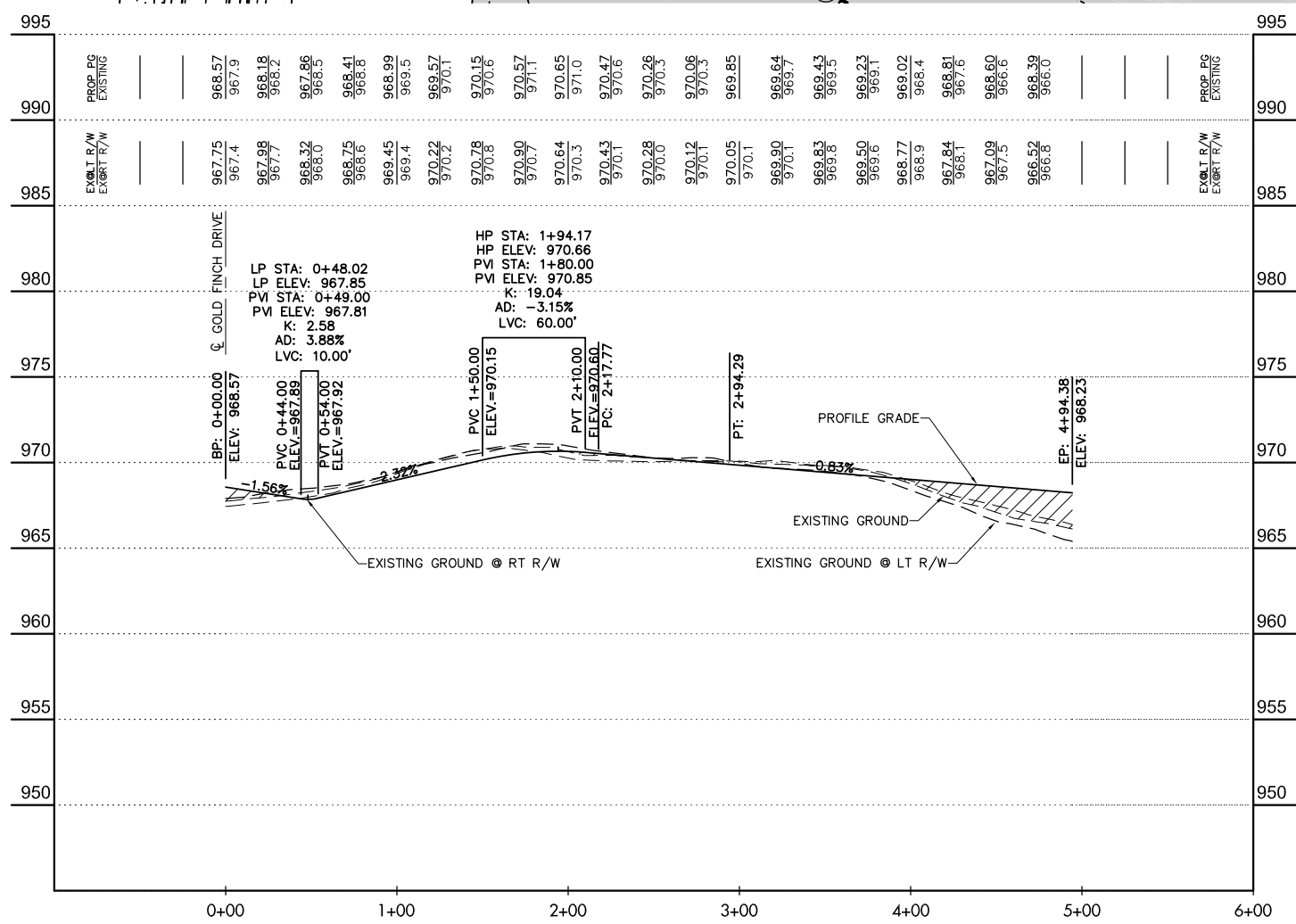
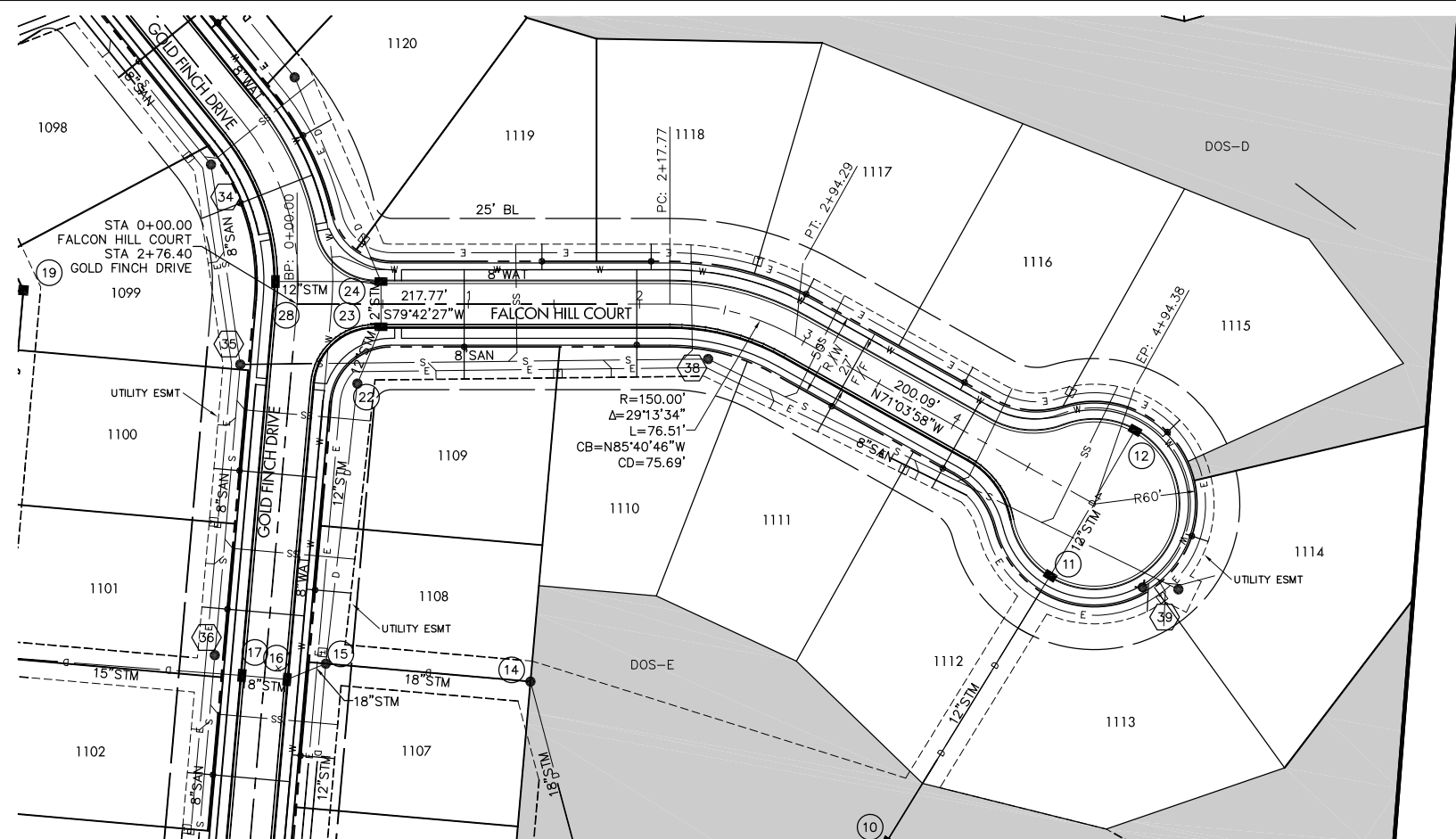
Director: Dave Gulden, AICP

18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
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Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval. N/A		
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval. N/A		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

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



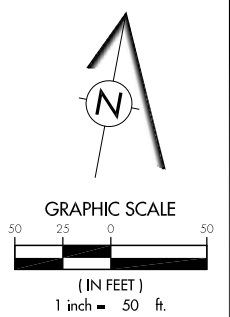
LEGEND

EXISTING:
 RIGHT-OF-WAY
 ROADWAY CENTERLINE
 UTILITY EASEMENT
 WATERLINE
 STORM SEWER
 SANITARY SEWER
 ELECTRIC
 TELEPHONE
 GAS

PROPOSED:
 RIGHT-OF-WAY
 ROADWAY CENTERLINE
 UTILITY EASEMENT
 BUILDING SETBACK LINE
 WATERLINE
 STORM SEWER
 SANITARY SEWER
 WATER VALVE
 FIRE HYDRANT
 WATER SERVICE
 STORM SEWER MANHOLE
 STORM SEWER CATCH BASIN
 STORM SEWER INLET
 SANITARY MANHOLE
 SANITARY SERVICE
 ELECTRIC
 ELECTRIC BOX

ODOT 203 FILL
 OPEN SPACE RESERVE
 DEVELOPER OPEN SPACE
 PROPOSED SIDEWALK (BY DEVELOPER)

NOTE:
 ELECTRIC SHOWN CONCEPTUALLY FOR CONFLICT RESOLUTION. EXACT PRIMARY/SECONDARY RUNS TO BE DETERMINED, SUBJECT TO CHANGE BY OHIO EDISON



APPROVALS		SHEET NO.	DATE
BY	DATE		

CHANGE ORDER SCHEDULE	
#	DESCRIPTION OF CHANGE

TerrainEvolution
 Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
 EVERSOLE RUN NEIGHBORHOOD
 SECTION 2

STREET PLAN & PROFILE
 FALCON HILL COURT

DRAWING SET STATUS:
 PRELIMINARY ENGINEERING SET
 AGENCY REVIEW SET
 CONSTRUCTION DOCUMENT SET
 AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JJW

PROJECT NO.: 13-008
 DATE: OCTOBER, 2015
 SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'

SHEET NO.: 16/24

December 4, 2015

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

RE: Eversole Run Neighborhood Section 2 (ERN-2) & Village Neighborhood Section 4 (VN-4)
Preliminary Plats

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Pewamo and Wetzel soils within the development areas. Pewamo exists within ERN-2 and both Pewamo and Wetzel exist within VN-4. The soil types are commonly found within areas with poor drainage and/or in drainage courses.

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Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager

Complete Parcels Identification Number

Henderlong 1700100210010

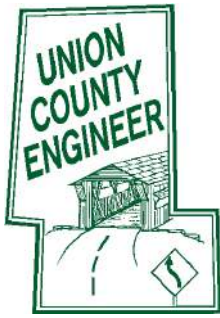
Henderlong 1700100211010

Miller 1700100150010

Andrews 1700120010000

Johnston 1700120121000

Wilcox 1700100201000



**County Engineer
Environmental Engineer
Building Department**

233 W. Sixth Street
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Public Service with integrity

December 3, 2015

Bradley Bodenmiller, Planner II
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Review
Jerome Village Subdivision
Eversole Run Neighborhood – Section 2

Bradley,

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 - a. Variance from requirement of 80' separation from driveways to existing or proposed roadways is approved.
 - b. Variance allowing reduced right of way width from 60' to 50' is approved.
3. All log jams, dead, diseased (including all Ash) and dying trees shall be removed from streams that will become part of the Union County Ditch Maintenance Program. This work shall be completed as early as permitting allows and prior to home construction within the development for ease of access.
4. Due to the number of lots in this development pod, a secondary means of ingress/egress must be provided. The ERN-6 pod to the northeast of this pod is further along in the development process, and will access Ravenhill Parkway to provide this secondary access. The timing of the final platting of both of

- these pods must allow the guarantee of two access points prior to either pod being approved at the final platting stage.
5. The existing traffic study needs to be updated to account for this pod's development in order to determine if the left and right turn lanes on Jerome Road at Ravenhill Parkway.
 6. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
 7. All drainage easements will be reviewed in more detail during the final design process.
 8. Detail all flood routing swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
 9. Provide a stormwater management report for review by our office. More detailed drainage analysis will be conducted by our office during final construction drawing review.
 10. Show water and storm profiles.
 11. A Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.
 12. Provide detailed construction drawings to private utility providers.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3122.

Sincerely,



Bill Narducci, P.E.
Engineering Manager
Union County Engineer

Cc: Bob Scheiderer, Union SWCD (via email)
Luke Sutton, Union County Engineer's Office (via email)



Union Soil and Water Conservation District

18000 State Route 4, Suite B - MARYSVILLE, OHIO 43040 - PHONE (937) 642-5871 - FAX (937) 642-2825

November 30, 2015

Justin Wollenberg
Terrain Evolution
720 East Broad Street
Columbus, Ohio 43215

Re: Soils suitability for Jerome Village ERN-2

Justin,

You have noted that there are two pockets of Pewamo (Pm) soils identified within the boundary of the proposed subdivision. Pm soils tend to be natural drainage paths, and poorly drained in nature therefore additional precautions are typically required to overcome these limitations.

The plans for this area include a storm sewer system sized to Union county standards as an outlet. This outlet is designed with adequate capacity to alleviate any concern of surface water ponding. These improvements will make the area more acceptable for the intended use of single family residential development.

Please note that it is likely that there are subsurface drainage tiles found in farmland and especially in Pm due to the fact that these are natural depressions or drainage paths. These subsurface tiles should be connected into the storm sewer system as appropriate.

Please add a soils layer to the construction drawings on ERN-2.

Thank you,

Robert W. Scheiderer
Ditch Maintenance Supervisor
Union Soil and Water Conservation District

LISA McNAMEE
14200 Patterson Road
Richwood, Ohio 43344

STEVE ROBINSON
21199 S.R. 4
Marysville, Ohio 43040

Board of Supervisors
RICK WEIGAND
11700 Hopewell Road
Marysville, Ohio 43040

MATT STALEY
27791 Storms Road
West Mansfield, Ohio 43358

BILL CONKLIN
10881 US Route 36
Ostrander, Ohio 43061



December 3, 2015

Bradley Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry St.
East Liberty, OH 43319

RE: URE comments for Eversole Run Neighborhood Section 2 – Preliminary Plat

Brad,

Noted comments per paper drawings received 11/30/15. Drawing set consist of 24 sheets issued for Eversole Run Neighborhood Section 2, Dated October, 2015:

- 1) No comments for noted sheet 1 through 24
- 2) URE emailed Ohio Edison the signed Petition for Territory Reallocation of Electric Service Territory on 11/20/15.

Thanks,

Ron Rockenbaugh
Manager of Engineering Services
Union Rural Electric Cooperative, Inc.
PO Box 393
15461 US Route 36
Marysville, Ohio 43040
Cell: (937) 537-0369
Direct: (937) 645-9241



Applicant:	<p>ELTI, LLC c/o Stephen Lenker 6350 Memorial Drive Dublin, OH 43017 stephenlenker@gmail.com</p> <p>Page Engineering c/o James Page 112 East Fifth Street Marysville, OH 43040 pageengineering@midohio.twcbc.com</p>
Request:	Approval of the Britonwood – Final Plat.
Location:	Located south of Wells Road & west of Jerome Road in Jerome Township, Union Co.

Staff Analysis:	<p>This Final Plat is for Britonwood. The Plat proposes a total of 5.011 acres with 8 lots for single family residential development. In addition, it proposes includes 1.004 acres in right-of-way, 3.117 acres in single-family residential lots, and 0.890 acres in reserves. The proposed method of water service is through the City of Marysville Public Water System and the proposed method of sanitary waste disposal is the Jerome Village Community Authority.</p> <p>The Britonwood – Preliminary Plat was approved on 03-12-2015.</p> <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office recommended denial and submitted the following comments in a letter dated 10-01-15: <ul style="list-style-type: none"> ✓ “The construction plans have been approved by our office, and construction of the improvements are well underway, but the improvements have not been completed per Section 326 of the Subdivision Regulations.” ✓ “No bond for the outstanding portion of the public improvements not yet built or approved by our
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	<p>office has been submitted per Section 324 and Section 330.”</p> <ul style="list-style-type: none">✓ Revise the dedication as stated in the Engineer’s Office letter.✓ “Provide a drainage easement for all stormwater infrastructure outside the right of way.”✓ “The utility easement deflections at lot #2/#3 and lot #6/#7 property lines do not match the construction documents.” <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments as of 10-01-15. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments as of 10-01-15. Standard comments from the Health Department are below:<ul style="list-style-type: none">✓ “All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).”✓ “Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”✓ “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS.” <p>• City of Marysville</p> <ul style="list-style-type: none">○ No comments as of 10-01-15. <p>• Jerome Township</p> <ul style="list-style-type: none">○ The Jerome Township Zoning Officer submitted comments in a letter dated 10-05-15:<ul style="list-style-type: none">✓ “It should be brought to the attention of the LUC that a Final Development Plan has not yet been submitted by the applicant, nor approved by the township. In light of that, the zoning cannot be considered complete for the development, and the
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	<p>township cannot issue a letter of approval for the Final Plat.”</p> <ul style="list-style-type: none">• ODOT District 6<ul style="list-style-type: none">○ No comments as of 10-01-15.• Union Rural Electric/URE<ul style="list-style-type: none">○ URE submitted comments in a letter dated 10-01-15:<ul style="list-style-type: none">✓ URE will be using the 20 foot wide utility easement at the rear of the lots.✓ URE requires a standard 20 foot utility easement document adjacent to the development for facilities installation.• Terrain Evolution<ul style="list-style-type: none">○ As the consulting engineer for the Jerome Village Community Authority and owner and operator of the Eversole Run Sewer District, Terrain Evolution submitted comments in a letter dated 09-25-15:<ul style="list-style-type: none">✓ Sheet 1: Clarify that “Sanitary Easement” is covered under the “Utility Easement” language.✓ Sheet 2: The Utility Easement that extends across Lots 1 and 2 in the front of the lots shall extend to the right of way of Jerome Road across Reserve B.✓ Sheet 2: The 10 foot Utility Easement along the right of way shall be shown along the frontage of Craigens Court within Reserve A.• LUC Regional Planning Commission<ul style="list-style-type: none">○ Address for ELTI, LLC is inconsistent on application and Final Plat. Verify correct address (323, 1.).○ Sequence of dates on Sheet 1 & Sheet 2 for plan dates, Surveyor’s Certificate date, and surveyor’s signature seem odd. Verify accuracy (323, 1. & 13).○ Sheet 1: Add language “2. No permanent structures or plantings, etc. shall be permitted in the easement areas” (323, 7.).○ No Final Plat of land within the area in which an existing zoning resolution is in effect shall be approved unless it conforms with such resolution (324, 1. & 401).○ How was the variance obtained for the road width?○ All bonds and/or letters of credit shall be submitted and approved prior to submittal of the Final Plat (324, 2., & 326).
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Logan-Union-Champaign regional planning commission

Staff Report – Britonwood

Staff Recommendations:	LUC Staff recommends <i>DENIAL</i> of the Britonwood – Final Plat for the following reasons: <ol style="list-style-type: none">1. The recommendation and reasons listed by the Engineer’s Office.2. No Final Plat of land within the area in which an existing zoning resolution is in effect shall be approved unless it conforms with such resolution (324, 1. & 401).3. A letter was not provided from the County Engineer showing that all required improvements were either installed and approved, or that a bond or other surety was furnished assuring installation of the required improvements (324, 2., & 326).
Z&S Committee Recommendations:	Z&S Committee recommends <i>TABLING</i> of the Britonwood – Final Plat per the developer’s emailed request.



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Application for Final Plat Approval

Date: 9/15/2015

Name of Subdivision: Britonwood, Jerome Village GPN10
Section/Phase: _____ Block _____
Location: 190' S of Wells and Jerome Roads
Township: Jerome Township Military Survey: 2991
Complete Parcel(s) Identification Number (PIN): _____

Has a Preliminary Plat been approved for this subdivision?: Yes No Date: _____

Name of Applicant: ELTI, LLC
Address: 6350 Memorial Drive
City: Dublin State: Ohio Zip: 43017
Phone: 614-554-5222 Fax: _____ Email: stephenlenker@gmail.com

Name of Owner of property to be subdivided: ELTI, LLC
Address: 6350 Memorial Drive
City: Dublin State: Ohio Zip: 43017
Phone: 614-554-5222 Fax: _____ Email: stephenlenker@gmail.com

Name of Applicant's Surveyor or Engineer: Page Engineering
Address: 112 E Fifth St., PO Box 394
City: Marysville State: Ohio Zip: 43040
Phone: 937-644-1272 Fax: 937-644-3272 Email: pageengineering@midohio.twcbc.com

Proposed Acreage to be Subdivided: 5.01

Current Zoning Classification: PUD

Proposed Zoning Changes: None

Proposed Land Use: 8 single family lots

Development Characteristics

Acreage w/in Approved Preliminary Plat: 5.01 Acres

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

Number of **APPROVED** lots from Preliminary Plat 8



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Number of Lots PROPOSED w/in this Section: 8

Number of APPROVED units from Preliminary Plat: 8

Number of Units PROPOSED w/in this Section: 8

Typical Lot Width: 80 Feet Typical Lot Area: .38 ac

Single Family Units: 3000 Sq. ft Multi-Family Units: N/A

Acreage to be devoted to recreation, parks or open space: .890

Recreation facilities to be provided: None

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

Approved method of Sanitary Waste Disposal: Gravity sewer - Jerome Village Community Authority

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. No

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? No
Bond approved by County Commissioners? No

For Official Use

Date filed: 09-17-15 Filing Fee: \$720.00

Date of Meeting of Planning Commission: 10-10-15

Action by Planning Commission:

If rejected, reason(s) for:



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.	x	
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.	x	
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat	x	
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.	x	
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.	x	
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.	x	
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.	x	
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.	x	
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.	x	
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.	x	
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.	x	
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.	x	
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.	x	
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).	x	
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.	x	



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

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.	x	
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.	x	
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.	*	
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.	x	
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.	x	
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.	x	
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	x	

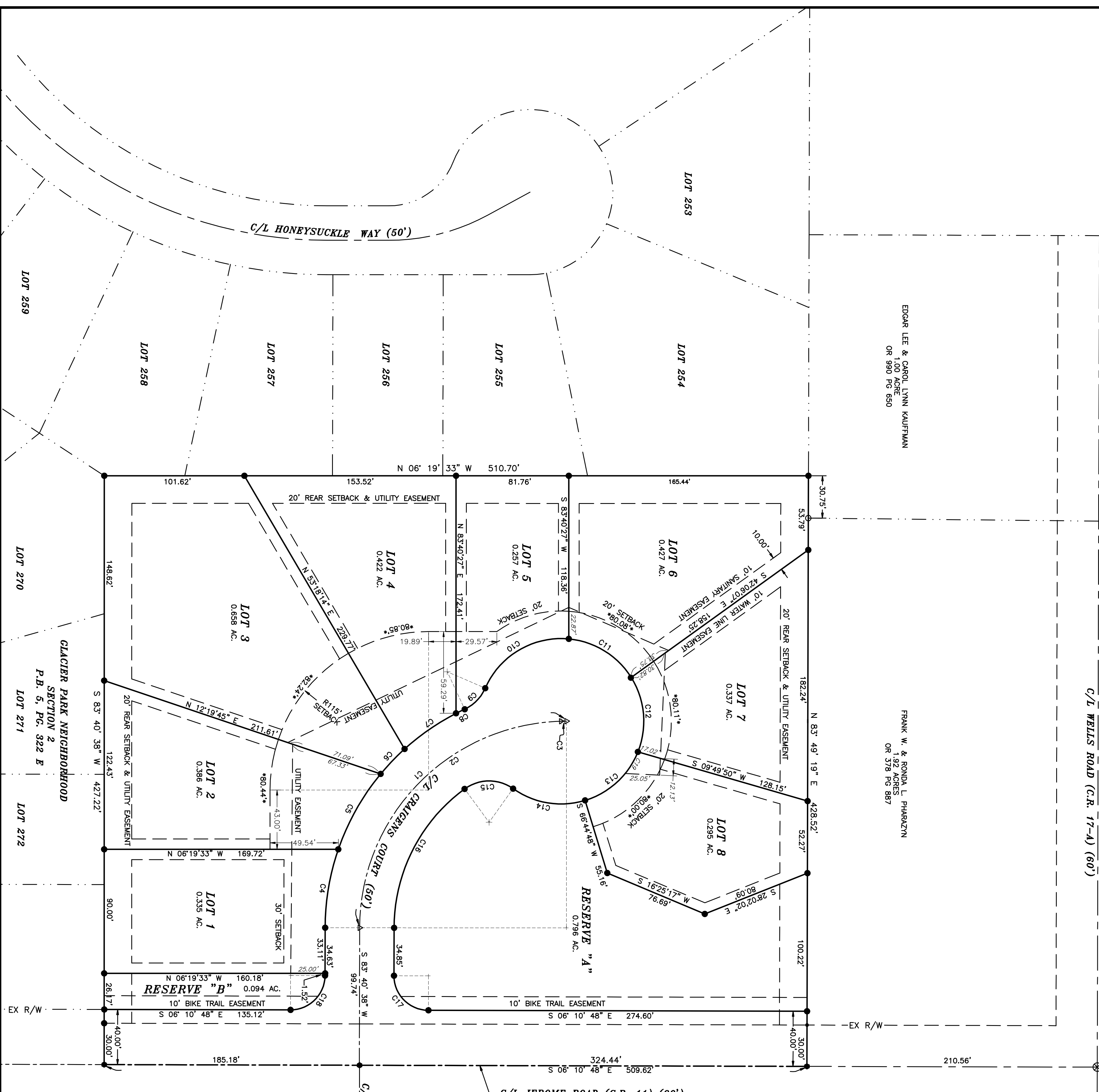
*17. Public improvements are to be substantially complete prior to the meeting date October 8, 2014. If improvements are incomplete prior to meeting date, the appropriate bond will be provided for any completion thereof.

*18. Not applicable

BRITONWOOD

JEROME TOWNSHIP, V.M.S. 2991, UNION COUNTY, OHIO

FINAL PLAT



EDGAR LEE & CAROL LYNN KAUFFMAN
1.000 ACRES
OR 990 PG 650

FRANK W. & RONDA L. PHARAZIN
0.920 ACRES
OR 378 PG 887

CURVE	POINTS	DELTA	LENGTH	CHORD	TANGENT	CHORD BEARING
C1	150.00'	89.52° 18'	235.99'	212.11'	148.97'	N 51° 17' 35" W
C2	150.00'	89.52° 18'	235.99'	212.11'	148.97'	N 51° 17' 35" W
C3	150.00'	07° 50' 18"	3.94'	25.394'	14.97'	N 07° 03' 07" W
C4	175.00'	18° 56' 18"	57.94'	57.66'	29.242'	S 86° 48' 06" E
C5	175.00'	20° 40' 25"	63.14'	62.80'	31.92'	S 66° 58' 48" E
C6	175.00'	18° 11' 42"	28.94'	28.92'	17.50'	S 32° 52' 35" E
C7	175.00'	18° 11' 42"	28.94'	28.92'	17.50'	S 32° 52' 35" E
C8	175.00'	02° 17' 23"	6.99'	6.99'	3.50'	S 32° 23' 20" E
C9	30.00'	41° 51' 37"	21.74'	21.77'	11.37'	S 52° 00' 27" E
C10	60.00'	71° 48' 39"	78.21'	78.38'	43.48'	S 36° 51' 46" E
C11	60.00'	71° 48' 39"	78.21'	78.38'	43.48'	S 36° 51' 46" E
C12	60.00'	51° 16' 58"	58.33'	58.53'	30.64'	S 78° 34' 07" W
C13	60.00'	52° 24' 28"	64.88'	65.99'	28.85'	N 02° 57' 01" E
C14	60.00'	51° 16' 58"	58.33'	58.53'	30.64'	S 78° 34' 07" W
C15	30.00'	71° 48' 39"	37.95'	38.19'	21.67'	N 08° 41' 16" W
C16	30.00'	71° 48' 39"	37.95'	38.19'	21.67'	N 08° 41' 16" W
C17	25.00'	89° 51' 28"	39.21'	38.51'	24.64'	S 38° 44' 56" W
C18	25.00'	89° 51' 28"	39.21'	38.51'	24.64'	S 38° 44' 56" W
C19	60.00'	24° 21' 02"	18.28'	18.21'	9.21'	S 62° 48' 28" E

LEGEND:

SCALE: 1" = 40'

0 40' 80'

REFERENCE BEARING S 06° 10' 48" E ASSUMED FROM
BRK "S" PAGE 341-4-3 (POND SECTION 3 PLAT)

● IRON PIPE TO BE SET
○ 1 INCH DIAMETER IRON PIPE FOUND
○ 5/8 INCH DIA. IRON ROD FOUND
⊗ RAILROAD SPIKE FOUND
● P.K. NAIL FOUND
▲ MAG. NAIL TO BE SET

80.44 IDENTIES DISTANCE MEASURED AT SETBACK
IRON PIPES SET ARE 2 1/4" X 3/8" GALVANIZED PIPE
WITH YELLOW TUB CHAS STAMPED P.W.D. DNG 3-6594.

BASED ON THE INFORMATION SUPPLIED BY FLOREN W.P.
COMMUNITY PANEL NUMBER 3030303030 DATED
12/16/2008. AS FURNISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) UNDER THE NATIONAL
FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN
IN THIS MAP IS THE PROPERTY SHOWN IN
AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.

JOB # 15-27

2 of 2

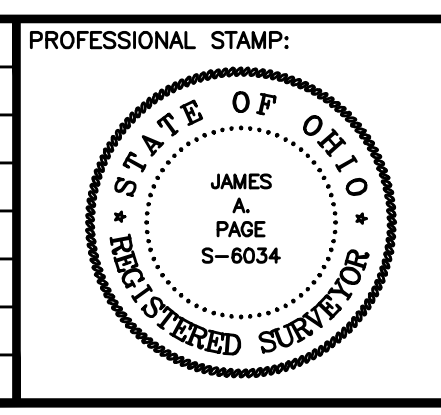
DATE: 9/08/15

SHEET:

SHEET NAME: **FINAL PLAT**
VIRGINIA MILITARY SURVEY NO. 2991, JEROME TOWNSHIP

PREPARED FOR: **ELTI, LLC**
6179 MEMORIAL DRIVE, DUBLIN, OHIO 43017

REVISIONS		
NO.	DATE	DESCRIPTION



PREPARED BY: **Page Engineering, Inc.**

112 EAST FIFTH STREET MARYSVILLE, OHIO 43040
PH. (937) 644-1272 FAX (937) 644-3272

DRAWING NAME: 15-27 BRITONWOOD FINAL PLAT.DWG DRAWN BY: FILE/CABINET:
FINAL PLAT SHT 2 L.B. A-4



**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

October 1, 2015

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Final Plat Review
Britonwood Subdivision

Brad,

We have completed our review for the above final plat, received by our office on September 21, 2015.

We recommend denial of the plat. The construction plans have been approved by our office, and construction of the improvements are well underway, but the improvements have not been completed per Section 326 of the Subdivision Regulations. In addition, no bond for the outstanding portion of the public improvements not yet built or approved by our office has been submitted per Section 324 and Section 330. If the developer wishes to forego the submittal of a performance bond, they must complete the improvements to our satisfaction, as well as submit as-built construction drawings of the improvements for review, in addition to a letter from the engineer of record stating that all stormwater retention/detention basins and flood routing swales are constructed per plan. At that time, a 20% maintenance bond is required, per Section 330 of the Subdivision Regulations.

In addition to the above, there were several minor issues with the plat itself:

1. Please revise the dedication note on the title sheet to read as follows: "*Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ___ day of _____, 20___ for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.*"
2. Please provide a drainage easement for all stormwater infrastructure outside the right of way.
3. The utility easement deflections at the lot #2/#3 and lot #6/#7 property lines do not match the construction documents.

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

Sincerely,

Bill Narducci, P.E.
Engineering Manager
Union County Engineer
Cc: Luke Sutton, Union County Engineer's Office (via email)

September 25, 2015

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

RE: Britonwood Final Plat

Mr. Bodenmiller,

Terrain Evolution as the consulting engineer for the Jerome Village Community Authority, owner and operator of the Eversole Run Sewer District, reviewed the Final Plat submitted to LUC on September 18th, 2015. We have the following comments:

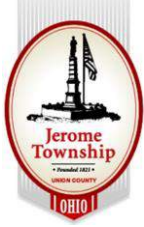
1. Sheet 1 – Please Clarify that “Sanitary Easement” is covered under the “Utility Easement” language.
2. Sheet 2 – The Utility Easement that extends across Lots 1 & 2 in the front of the lots shall extend to the right of way of Jerome Road across Reserve B.
3. Sheet 2 – 10’ Utility Easement along the right of way shall be shown along the frontage of Craigens Court within Reserve A.

Should you or the developer have any questions, please don't hesitate to contact me at (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064
Office (614) 873-4480
Fax (614) 873-8664

Jerome Township Zoning Office

October 5, 2015

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry
East Liberty, Ohio 43319

RE.: Britonwood – Final Plat

Dear Brad,

In regards to the Final Plat submitted for the Britonwood development it should be brought to the attention of the LUC that a Final Development Plan (Development Plan) has not yet been submitted by the applicant, nor approved by the township. In light of that, the zoning cannot be considered complete for the development, and the township cannot issue a letter of approval for the Final Plat.


Please feel free to contact me with any questions you may have regarding this letter.

Respectfully,

Gary Smith
Jerome Township Zoning Officer



15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393
(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com

Your Touchstone Energy® Cooperative 

October 1st, 2015

Bradley Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry St.
East Liberty, OH 43319

RE: UREC comments for Britonwood Final Plat

Brad,

Ron Rockenbaugh and I reviewed the plans for Britonwood Final Plat and wanted to make a couple of comments regarding this development's drawings.

1. Sheet 1 of 2 – Noted "Utility Easements" paragraph has reference to a minimum of 10 foot in width for several entities including UREC. UREC will be using the 20 foot wide utility easement at the rear of the lots which will probably include phone and CATV. I assume natural gas, water, sanitary and storm will be in the road right of way or the front lot 10 foot easement.
2. Sheet 2 of 2 – The reference noted rear lot 20 foot utility easement will require additional UREC standard 20 foot utility easement document adjacent to the development for facilities installation. Adjacent utility easements must be filed at the Union County Recorder's office before UREC will install facilities. Please provide a copy of the filed document for UREC records.

A contractual agreement will need to be executed with the developer to establish a Contribution In Aid of Construction (CIAC) cost with payment, construction layout with survey plat and other clarifications before UREC facilities are installed.

Thanks!

Kevin

Kevin Gregory
Key Accounts Exec
Union Rural Electric Cooperative
15461 US Rt. 36
Marysville, OH 43040
kgregory@ure.com
937-645-9251



Logan-Union-Champaign
 regional planning commission
Staff Report – Mitchell Crossing

Applicant:	<p style="text-align: center;"> Homewood Corporation c/o Jim Lipnos 2700 East Dublin Granville Road, Suite 300 Columbus, OH 43231 jlipnos@homewoodcorp.com </p> <p style="text-align: center;"> Advanced Civil c/o John Phelps 422 Beecher Road Gahanna, OH 43230 jphelps@advancedcivildesign.com </p>
Request:	Approval of the Mitchell Crossing Final Plat.
Location:	Located in the northwest corner of the Mitchell-Dewitt Road and Industrial Parkway intersection in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat is for Mitchell Crossing. This Final Plat involves 32.673 acres of land and proposes 48 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 7.382 acres in right-of-way ○ 12.739 acres in single-family residential lots ○ 12.552 acres in reserves <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water system ○ City of Marysville public sanitary sewer system <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ 02-12-15 was the Preliminary Plat approval <p>• Union County Engineer's Office</p> <ul style="list-style-type: none"> ○ In a letter dated 12-03-15, the Union County Engineer's Office recommended approval of the Final Plat, pending approval of the letter of credit by the County Prosecutor and Commissioners and submitted comments that shall be incorporated into the Final Plat Mylar for LUC's 12-10-15 meetings:
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	<ul style="list-style-type: none">✓ The Construction Drawings were approved. Construction work has <i>not</i> commenced at the site. For that reason, a performance bond/letter of credit for the full cost of the public subdivision improvements is required. The bond was received, but has not yet been approved by the County Prosecutor or Commissioners.✓ Revise the dedication note on Title Sheet as per the 12-03-15 UCE letter.✓ Clarify the dedicated right-of-way on Industrial Parkway near the cul-de-sac bulb on Mitchell Crossing Drive. There is an area that appears to be existing right-of-way and proposed right-of-way in a triangular shape, and is unclear.✓ There are several areas where 10' and 15' "utility easements" are shown on the plat, but were not shown on the Construction Drawings. These easements are assumed to be for private utilities, but are defined in the designated area on Sheet 2. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments as of 12-03-15.• Union County Health Department<ul style="list-style-type: none">○ No comments as of 12-03-15. Standard comments from the Health Department are below:<ul style="list-style-type: none">✓ "All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS)."✓ "Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."✓ "If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS."
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• **City of Marysville**

- In a letter dated 12-04-15, the City of Marysville submitted comments that shall be incorporated into the Final Plat Mylar for LUC's 12-10-15 meetings:
 - ✓ Sheet 1: The text for the “easement” shall include reference to the public waterline infrastructure. This will ensure that the future waterline extension along Mitchell-Dewitt Road can occur for properties to the west.
 - ✓ Sheet 2: To provide clarity, a separate sanitary sewer easement (near the stream crossing / Reserve “C”) shall be provided. This easement shall be located only along this infrastructure along the right-of-way.
 - ✓ Sheet 2: Due to the depth of the sewer along the following roadways, the associated sanitary sewer easement shall be twenty-five (25) feet in width:
 1. Mitchell-Dewitt Road; and,
 2. Mitchell Crossing Drive (from Mitchell-Dewitt Road to Dewitt Drive); and,
 3. Dewitt Drive (from Mitchell Crossing Drive to Reserve “C”).

• **Jerome Township**

- In a letter dated 12-04-15, the Jerome Township Zoning Inspector submitted the follow comment:
 - ✓ “The plan appears to be in compliance with the Development approved by the Zoning Commission and Trustees and on file with the Zoning Office and the Zoning office has no issues to report with the Plat as filed.”

• **ODOT District 6**

- No comments as of 12-03-15.

• **Union Rural Electric/URE**

- In a letter dated 12-04-15, URE submitted comments that shall be incorporated into the Final Plat Mylar for LUC's 12-10-15 meetings:
 - ✓ Sheet 1: Under “easements,” the language must include “Utility Easement” (electric, phone, cable, etc.) to match information on Sheet 2.



- ✓ Sheet 2: Noted easements are limited and conflict with some sanitary and drainage easements. Clarify.
- ✓ Easement location with 10 or 15 feet limits must be adjacent to other easements for access.
- ✓ The 5 feet easements are too restrictive for 3 phase circuits. Equipment is larger than easement area. Propose to notch easement area for 3 phase equipment locations.
- ✓ Still need to work with developer to complete UREC electrical facility layout for front lot primary, secondary, and service facilities. Need to determine road crossing location for facilities. (This comment is something URE wants to have noted for LUC'S 12-10-15 meetings.)

• **LUC Regional Planning Commission**

- Incorporate comments from the reviewing agencies into the Mylar printing for LUC's 12-10-15 meetings.
- Sheet 1: Under Dedication note, add the address of subdivider under name on Title Sheet (§323, 2.).
- Sheet 1: In paragraph 1 of Surveyor's Certificate note, detail the amount of acres in lots and acres in reserves, do not sum the acreages.
- Sheet 1: Add to paragraph 2 of Surveyor's Certificate note, "All measurements on curves are (Chord or Arc) distances" (§323, 13).
- Sheet 1: Add to paragraph 2 of Surveyor's Certificate note, "All measurements on curves are (Chord or Arc) distances" (§323, 13).
- Sheet 1: The Dedication note must include all of the language on page 31 of Subdivision Regulations (§323, 13.).
- Sheet 2: Note the 7.5' setback on lots 20-35 (§323, 5.).
- Sheet 2: Note the existing right-of-way width of Industrial Parkway and Mitchell-Dewitt Road.
- Sheet 1 & 2: Add to the end of each easement, drainage easement, and sanitary easement dedication note, "No permanent structures or plantings, etc. shall be permitted in the easement areas" (§323, 7.).
- Sheet 1 & 2: There are "utility easements," but no such easement is defined in the notes on either Sheet. This must be clarified and easements must be appropriate



Logan-Union-Champaign regional planning commission

Staff Report – Mitchell Crossing

	<p>widths.</p> <ul style="list-style-type: none">○ Sheet 2: There are easements that are too narrow, see Reserve B and lots 9-19, 27-35, 36-37, and 47-48. “Easements provided for utility lines shall be at least 20 feet in width for sanitary sewers and waterlines and at least 10 feet for other utilities” (§414).○ The letter of credit shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).
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Staff Recommendations:	<p>LUC Staff recommends <i>DENIAL</i> of the Mitchell Crossing Final Plat. This is stated with the understanding that the Z&S Committee may wish to make a different recommendation if the following occurs:</p> <ul style="list-style-type: none">○ Proof is provided to LUC that the letter of credit was approved by the County Commissioners prior to the Executive Committee meeting.○ Incorporate comments from the reviewing agencies and LUC into the Mylar printing for LUC’s 12-10-15 meetings.
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Z&S Committee Recommendations:	
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Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Application for Final Plat Approval

Date: November 19, 2015

Name of Subdivision: Mitchell Crossing

Section/Phase: Block

Location: Mitchell-Dewitt Road & Industrial Parkway

Township: Jerome Military Survey: 5134

Complete Parcel(s) Identification Number (PIN): 4700220310000, 1700220300000, & 1700220270000

1700220290000 per plat - 2/05

Has a Preliminary Plat been approved for this subdivision?: Yes X No Date:

Name of Applicant: Jonathan E. Phelps

Address: 422 Beecher Road

City: Gahanna State: Ohio Zip: 43230

Phone: (614) 428-7750 Fax: (614) 428-7755 Email: jphelps@advancedcivildesign.com

Name of Owner of property to be subdivided: Homewood Corporation

Address: 2700 East Dublin Granville Road, Suite 300

City: Columbus State: Ohio Zip: 43231

Phone: (614) 898-7200 Fax: Email: jlipnos@homewoodcorp.com

Name of Applicant's Surveyor or Engineer: Advanced Civil Design

Address: 422 Beecher Road

City: Gahanna State: Ohio Zip: 43230

Phone: (614) 428-7750 Fax: (614) 428-7755 Email: jphelps@advancedcivildesign.com

Proposed Acreage to be Subdivided: 32.673 Acres

Current Zoning Classification: PUD

Proposed Zoning Changes:

Proposed Land Use: Single Family Subdivision

Development Characteristics

Acreage w/in Approved Preliminary Plat: 32.673 Acres

Acreage w/in Section and/or Block: 32.673 Acres

Number of APPROVED lots from Preliminary Plat 48

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: Dave Gulden, AICP

Number of Lots PROPOSED w/in this Section: 48

Number of APPROVED units from Preliminary Plat:

Number of Units PROPOSED w/in this Section:

Typical Lot Width: 80 Feet Typical Lot Area: 0.239 Acres

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

Acreage to be devoted to recreation, parks or open space: 12.552 Acres

Recreation facilities to be provided:

Approved method of Supplying Water Service: City of Marysville

Approved method of Sanitary Waste Disposal: 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. No

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? No
Bond has been submitted to County Engineer? No
Bond approved by County Commissioners? No

Date filed: 11-19-2015 For Official Use Filing Fee: \$2,320 48 x \$40 = \$1,920 + \$400

Date of Meeting of Planning Commission: 12-10-2015

Action by Planning Commission:

If rejected, reason(s) for:



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

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.	X	
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.	X	
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat	X	
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.	X	
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.	X	
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.	X	
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.	X	
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.	X	
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.	X	
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.	X	
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.	X	
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.	X	
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).	X	
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.	X	

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: Dave Gulden, AICP

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.	X	
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.		
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.	X	
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.	X	
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.	X	
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	X	

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East Liberty, Ohio 43319

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**MITCHELL CROSSING
VIRGINIA MILITARY SURVEY NO. 5134
JEROME TOWNSHIP, UNION COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY NO. 5134, AND BEING ALL OF THE 5,000 ACRE AND 11,3596 ACRE TRACTS AS CONVEYED TO HOMEWOOD CORPORATION, AN OHIO CORPORATION IN INSTRUMENT NUMBER 201509100007381 (P.N. 1700220300000 AND 1700220290000) AND ALL OF THE 16.321 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION, AN OHIO CORPORATION IN INSTRUMENT NUMBER 201508180006631 (P.N. 1700220270000), UNION COUNTY RECORDER'S OFFICE;

THE UNDERSIGNED, HOMEWOOD CORPORATION, AN OHIO CORPORATION, BY JAMES L. LIPNOS, PRESIDENT, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MITCHELL CROSSING, A SUBDIVISION CONTAINING LOTS NUMBERED 1 TO 48, INCLUSIVE AND RESERVES A TO C, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES TO PUBLIC USE FOREVER, AS SUCH, ALL OR PARTS OF HILDEBRAND DRIVE, DEWITT DRIVE, MITCHELL CROSSING DRIVE, INDUSTRIAL PARKWAY (C.R. 1-L), AND MICHELL-DEWITT ROAD (C.R. 9) 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.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

SANITARY SEWER EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH SANITARY SEWER EASEMENTS ARE HEREBY RESERVED.

IN WITNESS WHEREOF JAMES L. LIPNOS, PRESIDENT OF HOMEWOOD CORPORATION, AN OHIO CORPORATION, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 20____.

HOMEWOOD CORPORATION,
AN OHIO CORPORATION

BY: _____
JAMES L. LIPNOS
PRESIDENT

STATE OF OHIO
COUNTY OF UNION SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES L. LIPNOS, PRESIDENT OF HOMEWOOD CORPORATION, AN OHIO CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF THE COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

BY GRAPHIC PLOTTING THE SUBJECT PROPERTY, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39159C0388D WITH AN EFFECTIVE DATE OF DECEMBER 16, 2008 AND ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 39159C0383D WITH AN EFFECTIVE DATE OF DECEMBER 16, 2008.

REVIEWED THIS _____ DAY OF _____, 20____.

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS _____ DAY OF _____, 20____.
UNION COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____.
UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____.
LOGAN-UNION-CHAMPAIGN
REGIONAL PLANNING COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2015, WHEREIN ALL OF THE ROADS, DRIVES AND PARKWAYS, SHOWN DEDICATED HEREON, ARE ACCEPTED, AS SUCH.

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS _____ DAY OF _____, 20____.

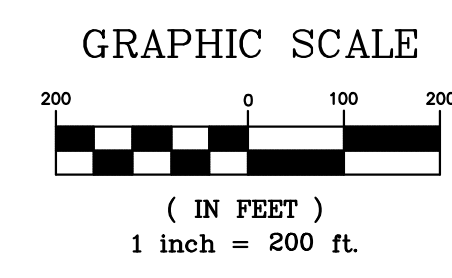
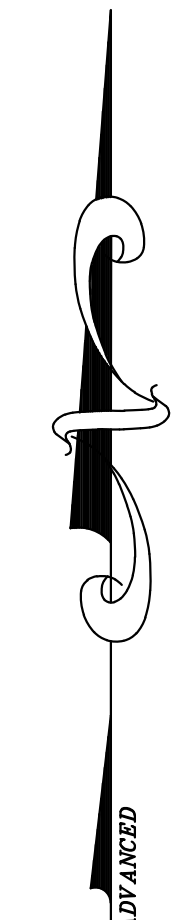
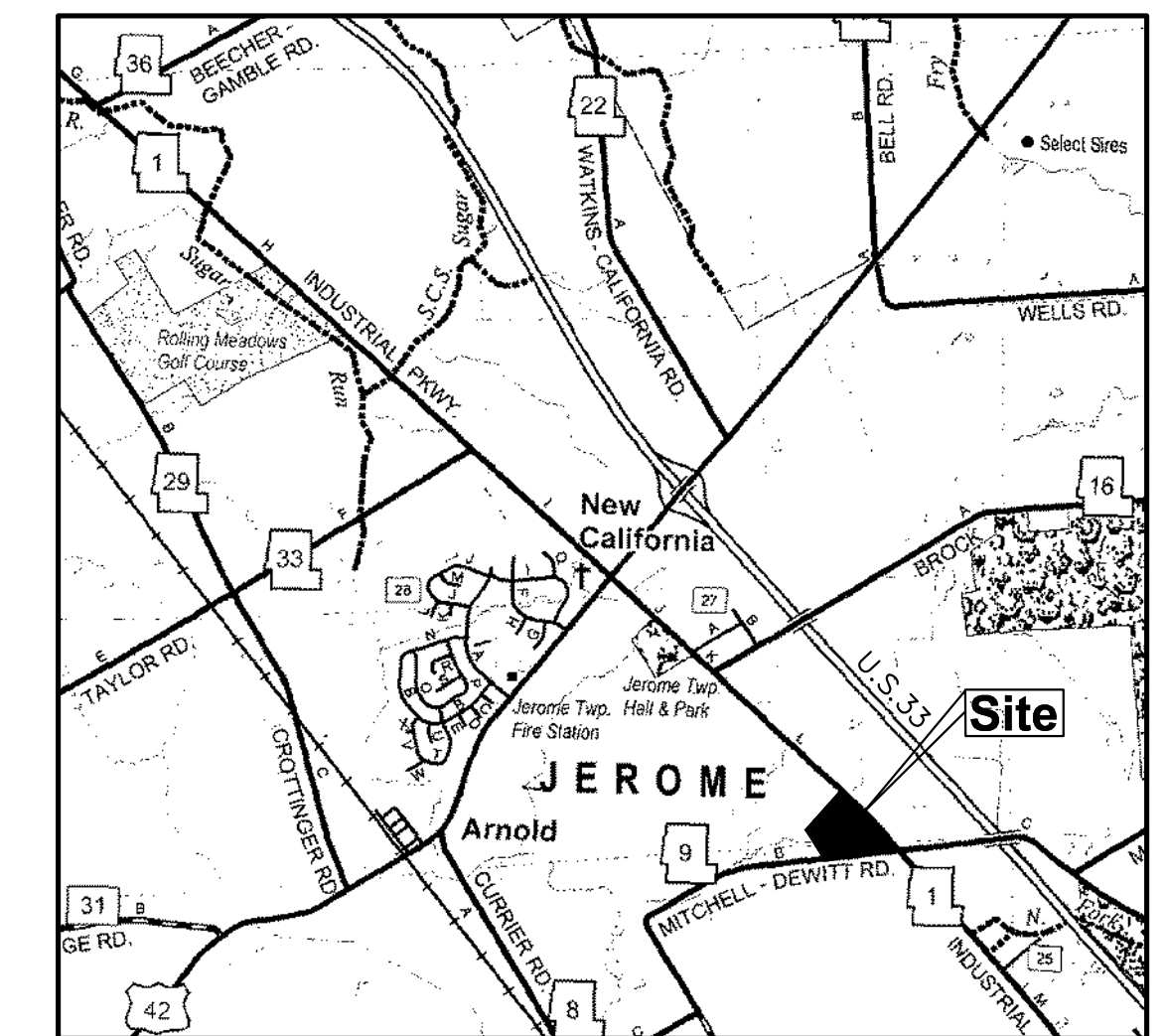
AUDITOR, UNION COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M.

RECORDED THIS _____ DAY OF _____, 20____.

PLAT CABINET _____, SLIDES _____

RECORDER, UNION COUNTY, OHIO



SITE DATA

TOTAL AREA (BY RECENT SURVEY):	32.673 ACRES
TOTAL R/W AREA:	7.382 ACRES
SITE AREA LESS R/W:	25.291 ACRES
OPEN SPACE:	12.552 ACRES
BUILDABLE LOTS (48) AREA:	12.739 ACRES

ZONING DISTRICT: PUD

SETBACKS
FRONT: MINIMUM 25' (FROM RIGHT-OF-WAY)

SIDE: 7.5' (PER SIDE), 15' TOTAL

REAR: 30'

(ZONING SETBACKS ARE NOT CONSIDERED A SUBDIVISION PLAT RESTRICTION. SETBACKS SHOWN ARE THOSE IN EFFECT AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.)

SURVEY DATA

BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83, (NSRS2007).

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE UNION COUNTY, OHIO, RECORDER.

IRON PINS SET: WHERE INDICATED, ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS SET: WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND, CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

- LEGEND**
- = IRON PIN SET
 - ⊙ = PERMANENT MARKER
 - ⊠ = PK NAIL SET
 - = IRON PIN FOUND
 - ⊠ = PK NAIL 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 7.382 ACRES IN STREET RIGHT OF WAY AND 25.291 ACRES IN LOTS AND RESERVES, MAKING A TOTAL OF 32.673 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 MITCHELL CROSSING AS SURVEYED DECEMBER, 2014.

JONATHAN E. PHELPS, P.S. DATE
REGISTRATION NUMBER 8241

VIRGINIA MILITARY SURVEY NO. 5134
JEROME TOWNSHIP, UNION COUNTY, OHIO

FINAL PLAT

PLAN PREPARED BY: JEP
CHECKED BY: JEP

422 Beecher Road
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

DATE: November 19, 2015 SHEET 1 / 2
JOB NO.: 14-0002-528

MITCHELL CROSSING

VIRGINIA MILITARY SURVEY NO. 5134

JEROME TOWNSHIP, UNION COUNTY, OHIO

LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	86.07'	N08°00'38"W	L26	14.90'	S81°31'05"W
L2	31.07'	N08°00'38"W	L27	9.75'	N08°00'38"W
L3	24.62'	S06°01'22"W	L28	15.00'	N08°00'38"W
L4	25.68'	N05°03'14"E	L31	32.73'	N00°28'36"W
L5	18.07'	N05°03'14"E	L32	14.00'	N32°46'55"W
L6	0.16'	S05°03'14"W	L33	32.22'	N48°15'02"W
L7	54.80'	N57°49'16"E	L34	45.75'	N16°44'57"W
L8	7.58'	N81°59'22"E	L35	13.76'	N29°42'16"E
L9	19.65'	S81°59'22"W	L36	78.41'	N42°07'24"E
L10	48.76'	N17°40'37"W	L37	19.45'	S85°46'01"E
L11	54.80'	S57°49'16"W	L38	14.29'	N37°40'55"E
L12	15.94'	S08°00'38"E	L39	37.97'	N52°36'23"E
L13	48.32'	S66°54'26"W	L40	27.11'	N60°32'47"E
L14	12.30'	S08°00'38"E	L41	34.08'	N58°43'55"E
L15	12.56'	S59°56'29"W	L42	34.99'	N52°05'58"E
L16	5.79'	S42°07'24"W	L43	54.69'	S56°10'56"E
L17	11.57'	N42°07'24"E	L44	8.81'	S55°15'19"E
L18	46.81'	N03°20'01"E	L45	9.44'	S69°36'21"E
L19	34.10'	S47°02'43"E	L46	9.51'	N85°02'04"E
L20	30.13'	S47°52'36"E	L47	5.89'	N65°14'37"E
L21	80.95'	S38°28'52"E	L48	21.57'	N60°16'34"E
L22	33.80'	N39°26'28"E	L49	26.68'	N47°22'36"E
L23	119.22'	N59°42'03"W	L50	28.73'	N38°08'55"E
L24	15.00'	S08°00'38"E	L51	42.06'	N21°34'27"E
L25	23.50'	N81°51'59"E	L52	27.65'	N24°33'25"E

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L53	21.93'	N131°3'58"W	L80	35.46'	N86°59'17"W
L54	2.22'	N53°53'14"W	L81	16.49'	S14°18'49"W
L55	34.33'	N38°50'56"W	L82	38.23'	S81°04'44"E
L56	35.61'	N33°55'41"W	L83	9.18'	S04°54'28"W
L57	25.01'	N16°13'01"W	L84	20.58'	S00°18'13"W
L58	8.30'	N47°52'36"W	L85	18.96'	S49°51'38"W
L59	7.36'	N24°09'35"E	L86	18.62'	S65°57'28"W
L60	85.56'	N32°13'00"E	L87	17.24'	N84°56'46"W
L61	70.82'	N03°20'01"E	L88	98.10'	S05°03'14"W
L62	1.13'	N17°43'38"W	L89	75.85'	S05°03'14"W
L63	34.04'	N35°48'27"W	L90	64.64'	S05°03'14"W
L64	4.11'	N30°50'24"E	L91	8.05'	S13°57'03"E
L65	81.64'	S47°15'24"E	L92	39.46'	S13°57'03"E
L66	66.65'	S58°28'57"E	L93	86.65'	S13°57'03"E
L67	10.44'	S58°28'57"E	L94	29.73'	S46°15'23"W
L68	5.80'	S58°28'57"E	L95	28.95'	S60°31'56"W
L69	14.37'	S58°28'57"E	L96	76.41'	S82°01'47"W
L70	10.67'	S58°28'57"E	L97	62.79'	S82°01'47"W
L71	16.77'	S58°28'57"E	L98	34.81'	N74°36'47"W
L72	10.47'	S47°24'37"W	L99	39.96'	N47°56'12"W
L73	26.85'	S61°48'12"W	L100	7.14'	N33°06'29"W
L74	10.47'	S47°24'37"W	L101	1.98'	S60°47'41"W
L75	12.52'	S19°11'02"W	L102	17.78'	S47°20'33"W
L76	19.33'	S08°15'56"W	L103	29.12'	S53°33'56"W
L77	9.18'	S04°54'28"W	L104	18.52'	S54°53'05"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	090°00'00"	25.00'	39.27'	S53°00'38"E	35.36'
C2	000°19'58"	230.00'	1.34'	N08°10'37"W	1.34'
C3	017°56'10"	230.00'	72.00'	S17°18'41"E	71.71'
C4	024°10'07"	200.00'	84.36'	N20°05'41"W	83.74'
C5	005°53'58"	230.00'	23.68'	N29°13'45"W	23.67'
C6	008°37'06"	370.00'	55.65'	S27°52'12"E	55.60'
C7	016°08'11"	370.00'	104.20'	S15°29'33"E	103.86'
C8	037°13'58"	400.00'	259.93'	S13°33'45"E	255.38'
C9	012°28'42"	370.00'	80.58'	S01°11'07"E	80.42'
C10	016°47'22"	60.00'	17.58'	S13°26'55"W	17.52'
C11	012°45'50"	183.29'	40.83'	S11°26'08"W	40.75'
C12	036°55'55"	60.00'	38.68'	S40°18'33"W	38.01'
C13	064°27'38"	60.00'	67.50'	S26°32'42"W	64.00'
C14	134°00'16"	60.00'	140.33'	N72°41'15"W	110.46'
C15	059°59'12"	60.00'	62.82'	N10°19'01"E	59.99'
C16	024°53'14"	60.00'	26.86'	N07°13'58"W	25.86'
C17	001°43'31"	430.00'	12.95'	N04°11'28"E	12.95'
C18	011°19'33"	430.00'	85.00'	N20°20'04"W	84.86'
C19	011°54'25"	430.00'	89.36'	N13°57'03"W	89.20'
C20	012°08'03"	430.00'	91.07'	N25°58'18"W	90.90'
C21	089°51'34"	25.00'	39.21'	N12°53'28"E	35.31'
C22	017°15'50"	170.00'	51.22'	N66°27'11"E	51.03'
C23	024°10'07"	200.00'	84.36'	N69°54'19"E	83.74'
C24	006°54'17"	170.00'	20.49'	N78°32'14"E	20.47'
C25	055°45'51"	170.00'	165.46'	S70°07'42"E	159.00'
C26	080°20'00"	200.00'	280.42'	S57°50'37"E	258.01'
C27	007°39'27"	160.00'	21.38'	S39°06'09"E	21.37'
C28	024°34'09"	170.00'	72.90'	S29°57'42"E	72.34'
C29	028°48'07"	180.00'	90.48'	S32°04'41"E	89.53'
C30	030°11'59"	150.00'	79.66'	N32°46'36"W	78.15'
C31	088°36'09"	25.00'	38.65'	S02°10'40"E	34.92'
C32	090°49'52"	25.00'	39.63'	S87°32'20"W	35.61'
C33	080°36'17"	25.00'	35.17'	N01°49'16"E	32.34'
C34	090°00'00"	25.00'	39.27'	N87°07'24"E	35.36'
C35	024°37'29"	120.00'	51.57'	N35°33'51"W	51.18'
C36	005°34'30"	120.00'	11.68'	N20°27'52"W	11.67'
C37	032°52'55"	230.00'	132.00'	S34°07'05"E	130.19'
C38	005°50'17"	255.00'	25.98'	S53°28'41"E	25.97'
C39	018°17'02"	230.00'	73.40'	N59°42'03"W	73.09'
C40	018°17'02"	230.00'	73.40'	N77°59'05"W	73.09'
C41	037°25'27"	240.00'	156.76'	S79°17'54"E	153.99'
C42	010°53'01"	230.00'	43.69'	S87°25'53"W	43.62'
C43	002°25'12"	230.00'	9.71'	S80°46'47"W	9.71'
C44	017°45'46"	230.00'	71.30'	S70°41'18"W	71.02'
C45	003°59'09"	230.00'	16.00'	S59°48'50"W	16.00'
C46	090°00'00"	25.00'	39.27'	N77°10'44"W	35.36'
C47	024°10'07"	170.00'	71.71'	N20°05'41"W	71.18'
C48	090°00'00"	25.00'	39.27'	N36°59'22"E	35.36'

OWNERSHIP INFORMATION

(A) James C. Mitchell and Carolyn L. Mitchell
 PID: 1500220370000
 O.R. 760, Pg. 606
 37.270 Ac.

(B) Mitchell Farms LLC
 PID: 1500220370010
 O.R. 783, Pg. 539 & O.R. 893, Pg. 536
 126.52 Ac. (Orig.)

(C) Phillip E. Scott and Mary Susan Scott,
 Co-Trustees of the Scott Family Living Trust
 dated September 25, 2014 as amended
 PID: 1700110290010
 I.N. 201409260006783 Parcel 2
 32.624 Ac.

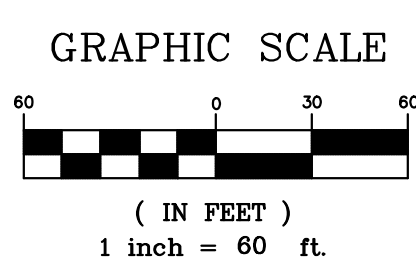
(D) David John Scott, Trustee of the David John
 Scott Revocable Trust U/A dated November
 24, 1998
 PID: 1700220410000
 O.R. 894, Pg. 114
 32.624 Ac.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement". Designated easements permit the construction, operation and maintenance of private utilities such as electric, gas, telephone and cable, above, beneath and on the surface of the ground and, where necessary, no building shall be constructed in any area over which easements are hereby reserved.

Drainage Easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easement". Within those areas designated as "Drainage Easement" on this plat, an easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Union County Engineer. No building shall be constructed in any area over which drainage easements are hereby reserved.

Sanitary Sewer Easements are hereby reserved in, over and under areas designated on this plat as "Sanitary Sewer Easement". Designated easements permit the construction, operation and maintenance of public sanitary sewers. No building shall be constructed in any area over which sanitary sewer easements are hereby reserved.

Reserves A, B, and C shall be owned and maintained by The Mitchell Crossing Homeowners Association, Inc. for the purpose of Open Space and maintenance.



Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation that determine a portion of the centerline of Mitchell-Dewitt Road between two found railroad spikes, being N 81° 59' 22" E.

FINAL PLAT

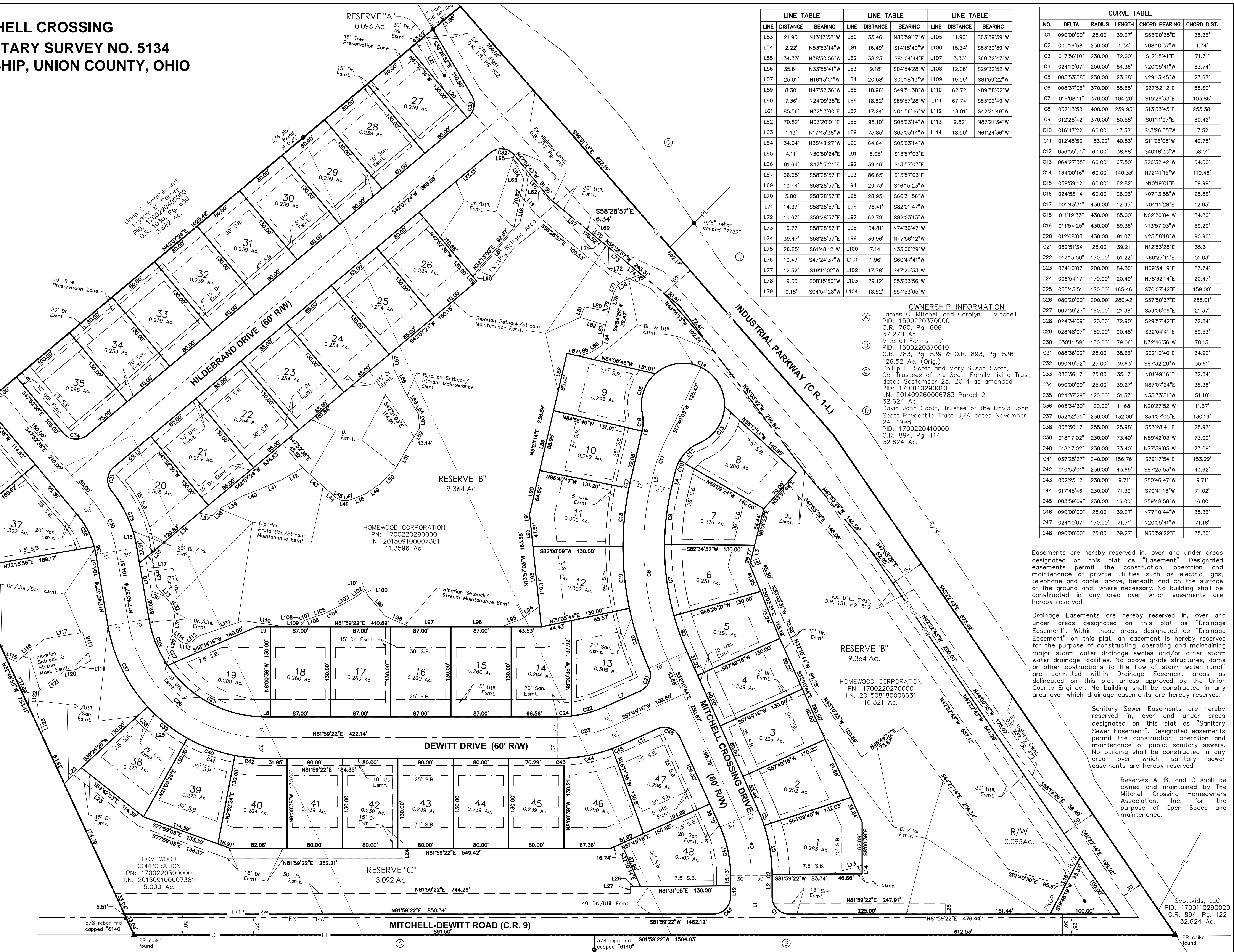
PLAN PREPARED BY: JEP
 CHECKED BY: JEP

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

SCALE: 1" = 60'
 DATE: November 19, 2015

SHEET 2 / 2
 JOB NO.: 14-0002-528



Scottkids, LLC
 PID: 1700110290020
 O.R. 894, Pg. 122
 32.624 Ac.



**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

December 3, 2015

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Final Plat Review
Mitchell Crossing

Bradley,

We have completed our review for the above final plat, received by our office on November 25, 2015. The construction drawings have been approved by our office. Construction work has not yet commenced at the site, thus we have required a performance bond/letter of credit for the full cost of the public subdivision improvements. That letter of credit has been received by our office, but has not yet been approved by our Prosecutor and Commissioners. In addition, we have the following comments:

1. Please revise the dedication note on the title sheet to read as follows: "*Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ___ day of _____, 20__ for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.*"
2. Clarify the dedicated right of way on Industrial Parkway, near the cul-de-sac bulb of Mitchell Crossing Drive. There is an area that appears to be existing right of way and proposed right of way in a triangular shape, and is unclear.
3. There are several areas where 10' and 15' "utility easements" are shown on the plat, but were not shown on the construction drawings. These easements are assumed to be for private utilities, but are not are not defined in the designated area on sheet 2.

We recommend approval of the final plat, pending the approval of the performance bond from the Prosecutor and Commissioners, as well as the resolution of the above comments prior to the Zoning and Subdivision Committee Meeting on December 10, 2015.

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

Sincerely,

Bill Narducci, P.E.
Engineering Manager
Union County Engineer

Cc: Luke Sutton, Union County Engineer's Office (via email)
Bob Scheiderer, Union SWCD (via email)



September 9, 2015

Michael Gallaway
Manager
Ohio EPA|Division of Surface Water
Central District Office
P.O. Box 1049, Columbus, OH 43216-1049

Re: Mitchell Crossing
Jerome Township, Union County

Dear Mr. Gallaway:

Homewood Corporation commits to provide the following stream setbacks and mitigation for stream setbacks associated with the development of the single family community of Mitchell Crossing within a six month period from the start of construction:

Mitchell Crossing is a proposed single family residential development located in the northwest quadrant of the intersection of Industrial Parkway and Mitchell-DeWitt Road in Union County, Ohio. The development consists of 48 single family lots and 3 open space reserves situated on approximately 32.7 acres. The site is bisected from roughly northeast to southwest by a stream that is tributary to Sugar Run, a tributary of Big Darby Creek. The stream is bordered by a wooded riparian corridor, with the remainder of the property being farmland. (Union County Parcel Nos. 1700220270000, 1700220290000, 1700220300000)

In accordance with the requirements of the Big Darby Creek Watershed Construction Storm Water General Permit (the Permit), Zone 1 and Zone 2 buffer areas were established for the site as illustrated on the attached Stream Buffer Mitigation Plan for Mitchell Crossing. Planned areas of disturbance within the limits of Zone 1 and Zone 2 buffers were identified and quantified for mitigation both onsite and offsite at the required ratios established by the Permit (7.54 ac. of required mitigation area). Onsite mitigation will be accomplished with the creation of an Environmental Covenant that establishes a permanent conservation area over the remaining undisturbed portions of the Zone 1 and Zone 2 buffers (4.39 ac.) and defines permitted and prohibited activities within those undisturbed areas. These areas will be clearly delineated with orange

sediment control fencing and/or orange snow fencing during construction of the subdivision.

The establishment of the onsite mitigation area through the creation of the Environmental Covenant, as outlined above, will serve to fulfill approximately 58 percent of the total required mitigation acreage to be provided for this project. The remaining acreage (3.15 ac.) will be provided through the establishment of a second environmental covenant on a property to the southwest of Mitchell Crossing, currently owned by Dwight R. McCabe (Union County Parcel No. 1500210220000). Said offsite property is located downstream of, and on the same drainage course as, Mitchell Crossing. Approximately 3.3 ac. of wooded riparian corridor will be included in a second Environmental Covenant to be established for this property (see attached Mitchell Crossing Offsite Stream Buffer Mitigation Exhibit).

Homewood Corporation

A handwritten signature in black ink, appearing to read 'JL', written over a horizontal line.

Jim Lipnos
President



Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

December 4, 2015

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 East Foundry
East Liberty, OH 43319

**Subject: Mitchell Crossing
Final Plat – Comment Letter #1**

The City of Marysville has the following comments pertaining to the Final Plat submittal for the Mitchell Crossing development.

Sheet 1:

1. The text for the “easement” shall include reference to the public waterline infrastructure. This will ensure that the future waterline extension along Mitchell-Dewitt Road can occur for properties to the west.

Sheet 2:

1. To provide clarity, a separate sanitary sewer easement (near the stream crossing / Reserve “C”) shall be provided. This easement shall be located only along this infrastructure along the right-of-way.
2. Due to the depth of the sewer along the following roadways, the associated sanitary sewer easement shall be twenty-five (25) feet in width:
 - a. Mitchell–Dewitt Road
 - b. Mitchell Crossing Drive (from Mitchell-Dewitt Road to Dewitt Drive)
 - c. Dewitt Drive (from Mitchell Crossing Drive to Reserve “C”)

Please contact us if you need additional clarification or wish to discuss these comments further.

Sincerely,

Jeremy V. Hoyt, P.E.
City Engineer / Deputy Public Service Director



Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064
Office (614) 873-4480
Fax (614) 873-8664

Jerome Township Zoning Office

December 4, 2015

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry
East Liberty, Ohio 43319

RE.: Mitchell Crossing – Final Plat

Dear Brad,

The zoning office has reviewed the Final Plat for Mitchell Crossing as forwarded by LUC. The plan appears to be in compliance with the Development approved by the Zoning Commission and Trustees and on file with the Zoning Office and the Zoning office has no issues to report with the Plat as filed. As always, my review is limited to the zoning related items only and the township defers to the expertise of the Union County Engineers office in regards to all traffic and engineering related items.

Respectfully,

Gary Smith
Jerome Township Zoning Officer



December 4, 2015

Bradley Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry St.
East Liberty, OH 43319

RE: UREC notes for Mitchell Crossing – Final Plat

Brad,

Noted comments per received paper drawings on 11/30/15, Surveyor signed 11/19/15

1. Still need to work with developer to complete UREC electrical facility layout for front lot primary, secondary and service facilities. Need to determine road crossing location for facilities.
2. Sheet 1 of 2: Mitchell Crossing – Final Plat, Dated 11/19/15
 - a) Under "Easements" request language to include Utility Easement (electric, phone, cable, etc.) to match information on sheet 2.
3. Sheet 2 of 2: Mitchell Crossing – Final Plat, Dated 11/19/15
 - a) Noted easements are limited and conflict with some sanitary and drainage easements.
 - b) Easement location with 10 or 15 feet limits must be adjacent to other easements for access.
 - c) The 5 feet easements are too restrictive for 3 phase circuits. Equipment is larger than easement area. Propose to notch easement area for 3 phase equipment locations.

Thanks,

Ron Rockenbaugh
Manager of Engineering Services
Union Rural Electric Cooperative, Inc.
PO Box 393
15461 US Route 36
Marysville, Ohio 43040
Direct: (937) 645-9241

Original comments from February 6, 2015

My comments for Preliminary Plat for Mitchell Crossing drawings, Dated 01/22/15:

- 1) Drawing 1/7 – Title Sheet
 - a) No comments
- 2) Drawing 2/7 – Existing Conditions Plan
 - b) Based on URE mapping the marked pole location are correct.
 - c) Will need 3 phase electric easement from Road R-O-W 30 feet onto development along CR1 and CR9.
- 3) Drawing 3/7 – Layout and Dimension Plan
 - d) Will need 3 phase electric easement from proposed Road R-O-W 30 feet onto development along CR1 and CR9
 - e) The existing 3 phase overhead pole lines will be relocated at developer's expense.
 - f) Existing 3 phase overhead poles at development entrances will need to be relocated.
 - g) Developer to install conduits across Riprarian Streamside setback per Ohio EPA for 200 Ft plus 10 ft on each side
 - h) Verify setback designations has easement reserved for Private Utilities consisting of Electric, Phone and Cable (acceptance of joint use agreement)
 - i) Reference URE's road crossing conduit requirements. See attachment to email.
- 4) Drawing 4/7 – Utility Plan
 - j) Existing 3 phase overhead poles at development entrances will need to be relocated. One is noted and the other needs to be reviewed for ground clearances to other utility attachments on URE poles.
 - k) Need to define easement areas for the noted "Utility Esmt.". Since the widths vary and include Sanitary, Storm, Electric (Phone & Cable) and what about gas.
 - l) The electric (optional phone and cable) easement needs to be continuous with ninety degree crossings of other utilities.
 - m) Base on the lot layouts multiple road crossing will be required so primary, transformers and secondary are on one side and secondary pedestal are on the other side.
 - n) Development to have loop feed for the majority of the circuit from one entrance to the other.
 - o) Noted street lights (Qty 2) are to be supplied and maintained by who?
 - p) Will any of the basins require electric service?
- 5) Drawing 5/7 – Grading and Drainage Plan
 - q) Note continued easement concerns per Drawings above.
- 6) Drawing 6/7 – Preliminary Street Profiles
 - r) No comments
- 7) Drawing 7/7 – Preliminary Street Profiles / E&SC Details
 - s) No comments

Thanks,

Ron Rockenbaugh
Union REC



Staff Report – Woodbine Village, Section 2

Applicant:	<p>Pulte Homes, Inc. c/o Matthew Callahan 4900 Tuttle Crossing Boulevard Dublin, OH 43016 matthew.callahan@pulte.com</p> <p>Advanced Civil c/o David Storck 422 Beecher Road Gahanna, OH 43230 dstorkck@advancedcivildesign.com</p>
Request:	Approval of the Woodbine Village, Section 2 Final Plat.
Location:	Located of southeast of Brock Road and northeast of Industrial Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat is for Woodbine Village, Section 2. This Final Plat involves 33.330 acres of land and proposes 57 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 6.184 acres in right-of-way ○ 19.330 acres in single-family residential lots ○ 7.816 acres in reserves <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water system ○ City of Marysville public gravity and sanitary sewer treatment system <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ 12-12-13 was the Amended Preliminary Plat approval <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ In a letter dated 12-03-15, the Union County Engineer's Office recommended approval of the Final Plat, pending approval of the performance bond by the County Prosecutor and Commissioners and submitted comments that shall be incorporated into the Final Plat Mylar for LUC’s 12-10-15 meetings:
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	<ul style="list-style-type: none">✓ The Construction Drawings were approved. Construction work has commenced at the site, but <i>has not</i> completed. For that reason, a performance bond for the cost of the remaining subdivision improvements is required. The bond was received, but has not yet been approved by the County Prosecutor or Commissioners.✓ Revise the dedication note on Title Sheet as per the 12-03-15 UCE letter.✓ The annotation text for the drainage easement on lot 117 has a leader that is not pointing to anything. This must be revised.✓ There are several areas where 10’ and 15’ “easements” are shown on the plat, but were not shown on the Construction Drawings. These easements are assumed to be for private utilities, but are not labeled as such. Label all easements, and redefine them in the designated areas on Sheets 1 and 3. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments as of 12-03-15.• Union County Health Department<ul style="list-style-type: none">○ No comments as of 12-03-15. Standard comments from the Health Department are below:<ul style="list-style-type: none">✓ “All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).”✓ “Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”✓ “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS.”
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• **City of Marysville**

- In a letter dated 12-04-15, the City of Marysville submitted comments that shall be incorporated into the Final Plat Mylar for LUC's 12-10-15 meetings:
 - ✓ Sheet 1: The text for “sanitary sewer easement” shall include reference to the private infrastructure to be maintained by the Woodbine Village Homeowner’s Association. (It is preferred to have separate easements to clearly delineate between the publicly and privately maintained infrastructure.)
 - ✓ Sheet 2: Per the approved construction plans, a public sanitary sewer easement shall be located along the entirety of Industrial Parkway.
 - ✓ Please confirm that the sanitary sewer easement encompasses the proposed wastewater infrastructure (sewer spanning from Manhole #13 to Manhole #15).
 - ✓ To avoid confusion in the future for lot #57, provide an additional easement label at the temporary pump station location.

• **Jerome Township**

- No comments as of 12-03-15.

• **ODOT District 6**

- No comments as of 12-03-15.

• **Union Rural Electric/URE**

- In a letter dated 12-04-15, URE submitted comments that shall be incorporated into the Final Plat Mylar for LUC's 12-10-15 meetings:
 - ✓ Sheet 1: Under “easements,” the language must include “Utility Easement” (electric, phone, cable, etc.).
 - ✓ Noted easements are limited and conflict with sanitary and drainage easements for continuous functionality.
 - ✓ Easement location with 10 or 15 feet limits must be adjacent to other easements for access.
 - ✓ Still need to work with developer to complete UREC electrical facility layout for and have continuous easements. Many locations for rear lot have no easements for utility facilities. Proposed



road crossings have limited defined easements for facilities. (This comment is something URE wants to have noted for LUC's 12-10-15 meetings.)

- ✓ During site review meeting on 11-25-15, developer priority request to have rear lot electric service, with some location being considered for front lot. (This comment is something URE wants to have noted for LUC's 12-10-15 meetings.)

- **LUC Regional Planning Commission**

- Incorporate comments from the reviewing agencies into the Mylar printing for LUC's 12-10-15 meetings.
- Sheet 1: The Dedication note must include all of the language on page 31 of Subdivision Regulations (§323, 13.).
- Sheet 1: Under Dedication note, add addresses of both subdividers under names on Title Sheet (§323, 2.).
- Sheet 1: Add to paragraph 2 of Surveyor's Certificate note, "All measurements on curves are (Chord or Arc) distances" (§323, 13).
- Sheet 2: Add US Hwy 33 right-of-way width (§323, 5.).
- Sheet 2: According to Title Sheet, lots that front Viburnum Drive shall be setback 35 feet. This should be updated if required by Jerome Township Zoning Inspector (§323, 6.; §401; §413, 2.).
- Sheet 1 & 2: Add to the end of each easement, drainage easement, and sanitary easement dedication note, "No permanent structures or plantings, etc. shall be permitted in the easement areas" (§323, 7.).
- Sheet 2: Easements need to be clearly identified.
- A letter from Jerome 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; §413, 2.).
- The performance bond shall be submitted and approved before any approval of the Final Plat may be granted (§326).
- The LUC Executive Committee recommended noise mitigation measures, such as a sound barrier be implemented in in 12-12-13 approval. That remains a recommendation.



Staff Report – Woodbine Village, Section 2

Staff Recommendations:	<p>LUC Staff recommends <i>DENIAL</i> of the Woodbine Village, Section 2 Final Plat. This is stated with the understanding that the Z&S Committee may wish to make a different recommendation if the following occurs:</p> <ul style="list-style-type: none">○ A letter from Jerome Township is provided to LUC that certifies the Final Plat conforms with the Township’s zoning prior to the Executive Committee meeting.○ Proof is provided to LUC that a bond or other surety was approved by the County Commissioners prior to the Executive Committee meeting.○ Incorporate comments from the reviewing agencies and LUC into the Mylar printing for LUC’s 12-10-15 meetings.
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Z&S Committee Recommendations:	
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Application for Final Plat Approval

Date: 11-10-15

Name of Subdivision: Woodbine Village
Section/Phase: Section 2 Block
Location: S.E. Corner of Brock Road & Industrial Parkway
Township: Jerome Military Survey: 5134
Complete Parcel(s) Identification Number (PIN): 170022007100 & 170022007000

Jan. 2013

Has a Preliminary Plat been approved for this subdivision?: Yes X No Date: Rev. Dec. 2013

Name of Applicant: Pulte Homes, Inc.
Address: 4900 Tuttle Crossing Blvd
City: Dublin State: OH Zip: 43016
Phone: 614-376-1018 Fax: Email: Matthew.Callahan@Pulte.com

Name of Owner of property to be subdivided: Pulte Homes, Inc.
Address: 4900 Tuttle Crossing Blvd
City: Dublin State: OH Zip: 43016
Phone: 614-376-1018 Fax: Email: Matthew.Callahan@Pulte.com

Name of Applicant's Surveyor or Engineer: Advance Civil Design, Inc.
Address: 422 Beecher Road
City: Gahanna State: OH Zip: 43230
Phone: (614) 428-7750 Fax: (614) 428-7755 Email: jphelps@advancedcivildesign.com

Proposed Acreage to be Subdivided: 33.330 Acres

Current Zoning Classification: PUD

Proposed Zoning Changes: N/A

Proposed Land Use: Single Family Subdivision

Development Characteristics

Acreage w/in Approved Preliminary Plat: 33.330 Acres

Acreage w/in Section and/or Block: 33.330 Acres

Number of APPROVED lots from Preliminary Plat 57



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Number of Lots PROPOSED w/in this Section: 57

Number of APPROVED units from Preliminary Plat: 57

Number of Units PROPOSED w/in this Section: 57

Typical Lot Width: 90 Feet Typical Lot Area: 12,150 Sq. ft.

Single Family Units: 12,150 Sq. ft Multi-Family Units: N/A

Acreage to be devoted to recreation, parks or open space: 7.816 Acres

Recreation facilities to be provided: No

Approved method of Supplying Water Service: Public Water Service

Approved method of Sanitary Waste Disposal: Gravity Sanitary Sewer

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? N/A

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. No

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? Yes

Date filed: 11-19-2015 For Official Use Filing Fee: 57 lots x \$40 per lot = \$2,280 + \$400 = \$2,680

Date of Meeting of Planning Commission: 12-10-2015

Action by Planning Commission:

If rejected, reason(s) for:



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.	X	
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.	X	
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat	X	
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.	X	
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.	X	
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.	X	
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.	X	
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.	X	
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.	X	
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.	X	
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.	X	
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.	X	
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.	X	
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).	X	
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.	X	



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

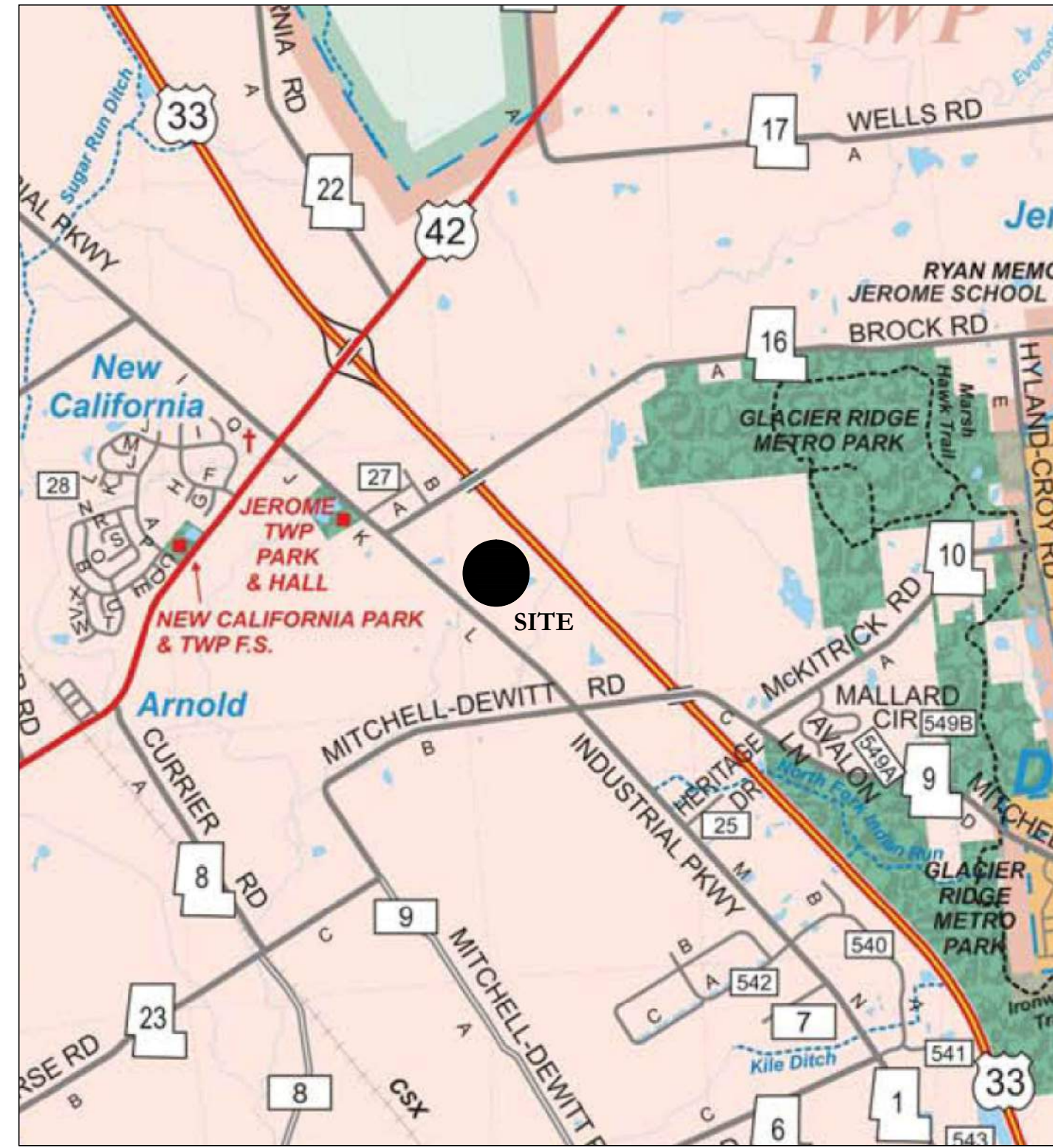
15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.	X	
16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has 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.		X
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable.		X
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.	X	
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.		X
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.		X
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	X	

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

Final Plat Woodbine Village Section 2

Township of Jerome, Union County, Ohio,
Survey No. 5134 of the Virginia Military District



LOCATION MAP
1"=2500'

Situated in the State of Ohio, County of Union, Township of Jerome, Survey No. 5134 of the Virginia Military District, containing 33.330 acres of land, more or less, said 33.330 acres being comprised of 12.743 acres (33.330 acre original) being owned by WD Jerome, LLC, an Ohio limited liability company in Instrument Number 201507310006008 and a 20.587 acres being owned by Pulte Homes of Ohio LLC, a Michigan limited liability company in Instrument Number 201508030006108, 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, and Pulte Homes of Ohio LLC, by Matthew J. Callahan, Division Vice President land acquisition, owners of the lands platted herein, duly authorized in the premises, has authorized the platting thereof and does hereby certify that this plat correctly represents WOODBINE VILLAGE SECTION 2, a subdivision containing Lots 1-57, inclusive, and areas designated as Reserve "A", "B", and "C" and does hereby accept this plat of the same, and dedicates to public use, as such, all or parts of Industrial Parkway, Viburnum Drive, Veronica Drive, and Woodbine Way.

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.

Drainage Easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easement". Within those areas designated as "Drainage Easement" on this plat, an easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Union County Engineer. No building shall be constructed in any area over which drainage easements are hereby reserved.

Sanitary Sewer Easements are hereby reserved in, over and under areas designated on this plat as "Sanitary Sewer Easement". Designated easements permit the construction, operation and maintenance of public sanitary sewers. No building shall be constructed in any area over which sanitary sewer easements are hereby reserved.

In Witness, Whereof, Jeffrey Woda, Principal/President of General Partner of WC Jerome, LLC, an Ohio limited liability company, and Matthew J. Callahan, Division Vice President land acquisition of Pulte Homes of Ohio LLC, a Michigan limited liability company have hereunto set their hand this _____ day of _____, 20__.

Pulte Homes of Ohio LLC, a Michigan limited liability company
WC Jerome, LLC, an Ohio limited liability company

By _____ By _____
Matthew J. Callahan, Jeffrey Woda,
Division Vice President Principal/President
Land Acquisition 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 _____, 20__.

My Commission expires _____

Notary Public, State of Ohio

STATE OF OHIO
COUNTY OF UNION ss:

Before me, a Notary Public in and for said State, personally appeared Matthew J. Callahan, Division Vice President land acquisition for Pulte Homes of Ohio LLC, 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 Pulte Homes of Ohio LLC, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20__.

My Commission expires _____

Notary Public, State of Ohio

Reviewed this _____ day of _____, 20__.

Chairman, Jerome Township Trustees

Approved this _____ day of _____, 20__.

Union County Engineer

Approved this _____ day of _____, 20__.

Union County Health Department

Approved this _____ day of _____, 20__.

Logan-Union-Champaign
Regional Planning Commission

Approved and accepted this _____ day of _____, 20__, 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 _____, 20__.

Auditor, Union County, Ohio

Filed for record this _____ day of _____, 20__ at _____ M.

Recorded this _____ day of _____, 20__.

Plat Cabinet _____, Slides _____

Recorder, Union County, Ohio

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 6.184 acres in streets, 19.330 acres in lots, and 7.816 acres in Reserves making a total of 33.330 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 2, as surveyed in December 2014 and July 2015.

By _____ date _____
Jonathan E. Phelps
Reg. No. 8241

Development Data:

Site Zoning District: PUD
Phase 2 Lots: 57 Lots
Open Space Area Required Total: 3.25 Acres
Open Space Area Provided Phase 2: 7.82 Acres
Min. Open Space Require in Phase 2: 3.25 Acres
Min. Lot Size: 12,150 S.F.
Min Lot Width (At Building Setback): 90'
Min. Lot Depth: 150'
Front Setback (Woodbine Way): 35'
Front Setback (Viburnum Drive): 35'
Front Setback (All Other Streets): 25'
Side Setback: 10'
Rear Setback: 25'

Parent Parcel No. and Acreage included in this plat:

17-0022007.0010: 20.587 Ac.
17-0022007.0000: 12.743 Ac.
Parent Map No.:
135-00-00-077.000
135-00-00-077.003

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

**ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS**

DATE: November 19, 2015 SHEET 1 / 3
JOB NO: 12-0001-543

Final Plat Woodbine Village Section 2

Virginia Military Survey Number 5134
Township of Jerome, Union County, Ohio

Easements are hereby reserved in, over and under areas designated on this plat as "Easement". Designated easements permit the construction, operation and maintenance of private utilities such as electric, gas, telephone and cable, above, beneath and on the surface of the ground and, where necessary. No building shall be constructed in any area over which easements are hereby reserved.

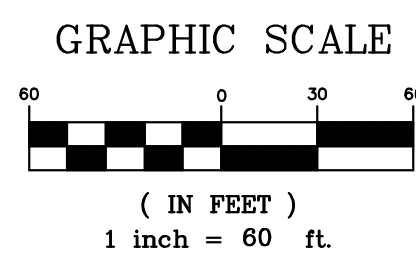
Sanitary Sewer Easements are hereby reserved in, over and under areas designated on this plat as "Sanitary Sewer Easement". Designated easements permit the construction, operation and maintenance of public sanitary sewers. No building shall be constructed in any area over which sanitary sewer easements are hereby reserved.

Drainage Easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easement". Within those areas designated as "Drainage Easement" on this plat, an easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Union County Engineer. No building shall be constructed in any area over which drainage easements are hereby reserved.

Reserves A, B, and C shall be owned and maintained by The Woodbine Homeowners Association, Inc. for the purpose of Open Space and maintenance.



- = Iron Pin Set
- ⊙ = Permanent Marker Set
- ⊗ = PK Nail Set
- ⊕ = PK Nail Found
- = Iron Rod Found
- ⊖ = Iron Pipe Found
- ⊞ = Mon. Box Found
- ⊟ = Mon. Found



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

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.

Note A: By graphic plotting only this property is located in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain.) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39159C0388D, with an effective date of 12/16/2008, in Union County, Ohio. No field surveying was performed to determine this zone.

**ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS**

422 Beecher Road
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: November 19, 2015

SHEET 2 / 3
JOB NO.: 12-0001-543

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Final Plat Woodbine Village Section 2

Virginia Military Survey Number 5134
Township of Jerome, Union County, Ohio

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	009°12'26"	300.00'	48.21'	N54°22'19"E	48.16'
C2	018°00'10"	300.00'	94.26'	N49°58'26"E	93.88'
C3	031°41'32"	196.86'	108.89'	N56°49'07"E	107.51'
C4	091°51'08"	225.00'	360.70'	S76°57'03"E	323.30'
C5	004°04'31"	250.00'	17.78'	N55°05'07"E	17.78'
C6	015°50'46"	196.86'	54.45'	N48°53'44"E	54.27'
C7	008°04'31"	250.00'	35.24'	S44°59'24"E	35.21'
C8	007°28'39"	270.00'	35.24'	S55°14'12"W	35.21'
C9	010°31'31"	270.00'	49.60'	S46°14'06"W	49.53'
C10	090°00'00"	25.00'	39.27'	S04°01'39"E	35.36'
C11	010°54'24"	330.00'	62.82'	S46°00'52"W	62.72'
C12	007°30'27"	330.00'	43.24'	S55°13'18"W	43.21'
C13	018°24'51"	270.00'	86.77'	N49°46'06"E	86.40'
C14	090°00'00"	25.00'	39.27'	S76°01'29"E	35.36'
C15	090°00'00"	25.00'	39.27'	N13°58'31"E	35.36'
C16	013°13'50"	330.00'	76.20'	N52°21'36"E	76.03'
C17	004°46'21"	330.00'	27.49'	N43°21'31"E	27.48'
C18	016°52'08"	195.00'	57.41'	S65°33'27"W	57.20'
C19	066°03'41"	195.00'	224.83'	N72°58'39"W	212.58'
C20	017°21'51"	255.00'	77.28'	S39°42'24"E	76.99'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C41	065°37'48"	64.50'	73.88'	S89°13'29"W	69.91'
C42	035°31'04"	64.50'	39.98'	S40°12'05"E	39.35'
C43	070°23'20"	64.50'	79.24'	N12°45'06"E	74.35'
C44	056°24'39"	64.50'	63.50'	N76°09'06"E	60.97'
C45	050°04'47"	60.50'	52.88'	N79°19'02"E	51.21'
C46	013°18'18"	60.50'	14.05'	N47°37'30"E	14.02'
C47	090°00'00"	25.00'	39.27'	N04°01'39"W	35.36'
C48	090°00'00"	25.00'	39.27'	S85°58'21"W	35.36'
C49	090°00'00"	25.00'	39.27'	N04°01'39"W	35.36'
C50	016°09'02"	280.00'	78.93'	N40°57'08"W	78.67'
C51	090°24'32"	25.00'	39.45'	S85°45'56"W	35.48'
C52	089°35'28"	25.00'	39.09'	N04°14'04"W	35.23'
C53	002°34'46"	330.00'	14.86'	N44°27'19"E	14.86'
C54	009°39'14"	64.50'	10.87'	N63°51'48"E	10.85'
C55	007°32'23"	64.50'	8.49'	N59°06'00"W	8.48'
C56	007°22'45"	64.50'	8.31'	N61°39'00"W	8.30'
C58	018°24'51"	135.00'	43.39'	S49°46'06"W	43.20'
C59	003°03'09"	255.00'	13.59'	N58°38'58"E	13.58'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	135.00'	S49°26'20"E
L2	135.00'	S31°01'29"E
L3	135.00'	S31°01'29"E
L4	133.84'	S38°30'08"E
L5	135.00'	S49°01'39"E
L6	171.00'	S32°52'37"E
L7	126.29'	N41°36'40"E
L8	144.15'	N23°45'09"E
L9	162.50'	N11°57'55"W
L10	135.00'	S32°52'37"E
L11	135.00'	S32°52'37"E
L12	135.00'	S40°58'21"W
L13	172.85'	S49°01'39"E
L14	208.35'	N49°01'39"W
L15	130.00'	S40°58'21"W
L16	208.35'	N49°01'39"W
L17	197.55'	S49°01'39"E
L18	135.00'	S49°26'20"E
L19	45.49'	S32°52'37"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C21	017°51'32"	255.00'	79.48'	S57°19'06"E	79.16'
C22	017°51'32"	255.00'	79.48'	S75°10'37"E	79.16'
C23	017°51'32"	255.00'	79.48'	N86°57'51"E	79.16'
C24	017°51'33"	255.00'	79.48'	N69°06'19"E	79.16'
C25	007°17'19"	280.00'	35.62'	N53°28'43"E	35.59'
C26	000°51'43"	280.00'	4.21'	N49°24'13"E	4.21'
C27	082°00'00"	25.00'	35.78'	N89°58'21"E	32.80'
C28	016°09'02"	220.00'	62.01'	S40°57'08"E	61.81'
C29	098°00'00"	25.00'	42.76'	S00°01'39"E	37.74'
C30	008°09'02"	220.00'	31.30'	S53°02'52"W	31.27'
C31	090°00'00"	25.00'	39.27'	N85°58'21"E	35.36'
C32	089°59'59"	25.00'	39.27'	S85°58'22"W	35.36'
C33	018°03'50"	64.50'	20.34'	S50°00'16"W	20.25'
C34	065°38'01"	64.50'	73.89'	N88°08'48"W	69.91'
C35	005°00'26"	64.50'	5.64'	S52°49'35"E	5.63'
C36	073°13'54"	64.50'	82.44'	N13°42'26"W	76.94'
C37	081°26'54"	64.50'	91.69'	N63°37'58"E	84.16'
C38	019°44'33"	60.50'	20.85'	S85°30'51"E	20.74'
C39	043°38'32"	60.50'	46.08'	N62°47'37"E	44.98'
C40	015°26'14"	64.50'	17.38'	S48°41'28"W	17.33'

Easements are hereby reserved in, over and under areas designated on this plat as "Easement". Designated easements permit the construction, operation and maintenance of private utilities such as electric, gas, telephone and cable, above, beneath and on the surface of the ground and, where necessary. No building shall be constructed in any area over which easements are hereby reserved.


Drainage Easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easement". Within those areas designated as "Drainage Easement" on this plat, an easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Union County Engineer. No building shall be constructed in any area over which drainage easements are hereby reserved.

Sanitary Sewer Easements are hereby reserved in, over and under areas designated on this plat as "Sanitary Sewer Easement". Designated easements permit the construction, operation and maintenance of public sanitary sewers. No building shall be constructed in any area over which sanitary sewer easements are hereby reserved.

Reserves A, B, and C shall be owned and maintained by The Woodbine Homeowners Association, Inc. for the purpose of Open Space and maintenance.

Z:\12-0001-543\survey\final plat\12-0001-543 Final Plat_10-28-15.dwg sheet3 Nov 19, 2015 9:24:09am phelps

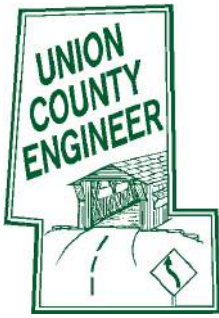
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- Ⓜ = Mon. Box Found
- Ⓜ = Mon. Found



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: November 19, 2015	SHEET 3 / 3
JOB NO.: 12-0001-543	



**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

December 3, 2015

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Final Plat Review
Woodbine Village Section 2

Bradley,

We have completed our review for the above final plat, received by our office on November 25, 2015. The construction drawings have been approved by our office. Construction work has commenced at the site, but has not yet been completed, so we have required a performance bond for the cost of the remaining subdivision improvements. That performance bond has been received by our office, but has not yet been approved by our Prosecutor and Commissioners. In addition, we have the following comments:

1. Please revise the dedication note on the title sheet to read as follows: "*Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ___ day of _____, 20__ for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.*"
2. The annotation text for the drainage easement on lot 117 has a leader that is not pointing to anything. Please revise.
3. There are several areas where 10' and 15' "easements" are shown on the plat, but were not shown on the construction drawings. These easements are assumed to be for private utilities, but are not labeled as such. Please label all easements, and redefine them in the designated areas on sheets 1 and 3.

We recommend approval of the final plat, pending the approval of the performance bond from the Prosecutor and Commissioners, as well as the resolution of the above comments prior to the Zoning and Subdivision Committee Meeting on December 10, 2015.

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

Sincerely,

Bill Narducci, P.E.
Engineering Manager
Union County Engineer
Cc: Luke Sutton, Union County Engineer's Office (via email)
Bob Scheiderer, Union SWCD (via email)



Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

December 4, 2015

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 East Foundry
East Liberty, OH 43319

**Subject: Woodbine Village Subdivision – Section 2
Final Plat – Comment Letter #1**

The City of Marysville has the following comments pertaining to the Final Plat submittal for the Woodbine Village, Section 2 development.

Sheet 1:

1. The text for the “sanitary sewer easement” shall include reference to the private infrastructure to be maintained by the Woodbine Village Homeowner’s Association.
 - a. It is preferred to have separate easements to clearly delineate between the publicly and privately maintained infrastructure.

Sheet 2:

1. Per the approved construction plans, a public sanitary sewer easement shall be located along the entirety of Industrial Parkway.
2. Please confirm that the sanitary sewer easement encompasses the proposed wastewater infrastructure (sewer spanning from Manhole #13 to Manhole #15).
3. To avoid confusion in the future for Lot #57, provide an additional easement label at the temporary pump station location.


Please contact us if you need additional clarification or wish to discuss these comments further.

Sincerely,

Jeremy V. Hoyt, P.E.
City Engineer / Deputy Public Service Director



15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393
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December 4, 2015

Bradley Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry St.
East Liberty, OH 43319

RE: UREC comments for Woodbine Village, Section 2 – Final Plat

Brad,

Noted comments per received paper drawings on 11/30/15, Surveyor signed 11/19/15

1. Still need to work with developer to complete UREC electrical facility layout and have continuous easements. Many location for rear lot have no easements for utility facilities. Proposed road crossings have limited defined easements for facilities.
2. Sheet 1 of 3: Final Plat Woodbine Village Section 2, Dated 11/19/15
 - a) Under "Easements" request language to include Utility Easement (electric, phone, cable, etc)
3. Sheet 2 of 3: Final Plat Woodbine Village Section 2, Dated 11/19/15
 - a) During site review meeting on 11/25/15 developer priority request to have rear lot electric service, with some location being considered for front lot.
 - b) Noted easements are limited and conflict with sanitary and drainage easements for continuous functionality.
 - c) Easement location with 10 or 15 feet limits must be adjacent to other easements for access.
4. Sheet 3 of 3: Final Plat Woodbine Village Section 2, Dated 11/19/15
 - a) No comments.

Thanks,

Ron Rockenbaugh
Manager of Engineering Services
Union Rural Electric Cooperative, Inc.
PO Box 393
15461 US Route 36
Marysville, Ohio 43040
Direct: (937) 645-9241



Staff Report – Washington Township Zoning Amendment

Applicant:	Washington Township c/o Gary Bias (937) 539-1879 washtwpzoning@gmail.com
Request:	This request is to review a zoning text amendment to the Washington Township Zoning Resolution. The amendment proposes: <ul style="list-style-type: none"> ○ Date change on cover page ○ Minor change to fence law in Section 555 ○ Revise entire Article IX, Non-Conforming Uses ○ Minor change to Article X Administration & Enforcement ○ Add “Fair Market Value” definition
Location:	Washington Township is in Logan County.

Staff Analysis:	<p>The Logan County Prosecutor’s Office and LUC identified concerns with Washington Township’s Non-Conforming Uses article. There is a part that reads, “Any structure may be rebuilt on the same footprint or foundation on a non-conforming lot, but such structure shall not be enlarged.” There is also concern about the existing Non-Conforming Uses article in general. Working with the Prosecutor’s Office and LUC, the Township proposed a revised Non-Conforming Uses Section. LUC analyzed it and offered the comments that follow.</p> <ul style="list-style-type: none"> • Section 900 Intent <ul style="list-style-type: none"> ○ The proposed language does not deviate from the intent of the existing language. However, the existing language is OK and standard in LUC member townships. Leave it as it exists; do not change. • Section 904 Non-Conforming Lots of Record in Combination <ul style="list-style-type: none"> ○ The proposed language does not deviate from the intent of the existing language. However, the existing language is OK and standard in LUC member townships. Leave it as it exists; do not change.
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Staff Report – Washington Township Zoning Amendment

- **Section 905 Non-Conforming Uses of Land, 3.**
 - After “24 months” add “(except when government action impedes access to the premises).”
- **Section 906 Non-Conforming Structures**
 - Add the word bulk between “by reason of restrictions on area, lot coverage, height, yards, its location on the lot,” and “or other requirements concerning the structure.”
- **Section 906 Non Conforming Structures, 2. & 3.**
 - These two sections contradict one another. Combine them 2. and 3. to read, “~~Any non-conforming~~ ~~Should such structure which is removed, partially removed, damaged, destroyed, or partially destroyed by any means by more than 60 percent of its then fair market value shall eliminate the non-conforming use of such structure or structure and land in combination, and shall not be repaired or reconstructed except in conformity with this Resolution. All remaining debris shall be cleared away and disposed of properly within two months of the time of removal, partial removal, damage, destruction, or partial destruction. If the structure is damaged 60% or less of the fair market value, the non-conforming structure may be restored on the same footprint, provided such restoration shall begin within six months from the time of removal, partial removal, damage, destruction, or partial destruction. be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.~~”
- **Section 907 Non-Conforming Uses of Structures or of Structures and Premises in Combination, 3.:**
 - The word “upon” occurs twice. Strike the second occurrence.
- **Section 908 Repairs and Maintenance, 1.:**
 - Change the word “becomes” to “became.”
- **Section 909 Uses Under Conditional Use Provisions not Non-Conforming Uses.**
 - Keep the existing Section title; do not replace existing Section title.
 - Replace the existing and proposed language with, “Any use which is permitted as a conditional use in a district shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use.”



Staff Report – Washington Township Zoning Amendment

	<ul style="list-style-type: none">• Fair Market Value definition:<ul style="list-style-type: none">○ Change this to, “The ‘Fair Market Value’ as used herein shall first be determined to be the current value of structures as carried by the Logan County Auditor. If such value is disputed by the owner of the structures or the township, the township may elect to hire a licensed third party appraiser to determine the value.”• Logan County Prosecutor’s Office<p>The Logan County Prosecutor’s Office was involved with this proposal from the beginning. Before LUC takes official action on the proposal, any formal comments from the Prosecutor’s Office should be reviewed and included in any recommendation.</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL with MODIFICATIONS. Those modifications include all staff comments and any comments from the Logan County Prosecutor’s Office.</p>
--------------------------------------	---

<p>Z&S Committee Recommendations:</p>	
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Zoning Text Amendment Checklist

Date: 11-30-15 Township: WASHINGTON

Amendment Title: ZONING RESOLUTION UPDATES 11-30-2015

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input 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

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

Zoning Text Amendment Cover Letter-rev2

Date of Request: 11/30/2015
 Township: Washington'
 Amendment Title: 2015 Zoning Resolution Updates

County: Logan

Description of Zoning Text Amendment changes:

The existing Washington Township Resolution was last updated December of 2011. The recommended changes from the second public meeting of the Zoning Commission Board on Nov. 30, 2015, are shown as comments on the attached MS Word Documents.

The tentative schedule below shows the public meeting that have been conducted to date and also the proposed public meetings that will be conducted by the ZCB & Trustees in the future. We 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 washtwpzoning@gmail.com

TENTATIVE SCHEDULE

	<u>Yes</u>
(1) Zoning Commission Board (ZCB) reviewed proposed zoning text amendments at this 1st public meeting	8/31/2015
A. Public Notice was ran in the Examiner & posted at the Twp. Bldg. at least 10 days prior to this meeting	
(2) Zoning Commission Board (ZCB) approved proposed zoning text amendments at this 2nd public meeting	9/28/2015
A. Public Notice was ran in the Examiner & posted at the Twp. Bldg. at least 10 days prior to this meeting	
(3) Final entire packet of documents would be emailed or dropped off to the LUC by zoning Inspector	11/30/2015
A. Must be to the LUC at least 10 days before their scheduled meeting	11/30/2015
B. LUC meetings are held the second Thursday of every month	12/10/2015
A. Twp Contact to attend meeting , which will be Gary Bias	
B. LUC board will review this in the meeting	
C. LUC board rep will have their recommendation back to us in 6 days	12/16/2015
(5) ZCB must hold public hearing 20-40 days after LUC recommendation is received	
A. Proposed Public meeting date for ZCB	12/28/2015
B. Public meeting was posted at least 10 days prior to this meeting in the Bellefontaine Examiner	12/18/2015
(5) Zoning Commission must have recommendation to Trustees within 30 days	1/28/2016
(6) Trustees will hold public hearing within 30 days of ZCB's recommendation	
A. Proposed Public meeting date for Trustees - same day as current Twp Mtg.	1/11/2016
B. Public meeting was posted at least 10 days prior to this meeting in the Bellefontaine Examiner	12/30/2015
(7) Trustees will need to have their decision made within 20 days of the public hearing	1/21/2016
(8) This would take affect 30 days after it was approved by the Trustees	2/21/2016
(9) Filing of map with County Recorder & LUC within five (5) days after affective date	2/26/2015
(10) 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

Indicates proposed dates which may need to be changed due to people's availability

ZCB Meeting notes for Nov. 30, 2015

1. Cover page – date will change based on 30 days after this is approved by the trustees
2. Page 29, Section 555, Fences, Walls and Hedges – delete last sentence in #1
3. Page 53, Article IX, Non-Conforming Uses – revised this whole section
 - a. Crossed out text will be deleted
 - b. New text is in red
4. Page 59, Article X, Administration and Enforcement – delete building & add zoning
5. Page 71 & 72 – add “Fair Market Value” definition

If the ZCB approves these changes then I will send this to the LUC for review. It will come back to the ZCB for review & if approved I will then present it to the trustees in the next township meeting. If they approve it then it will become official 30 days after that and I will file a copy with the Logan County Recorder's office,

PUBLIC NOTICE

Pursuant to ORC 519.12 and the notice requirements contained therein:

An application was received from Eugene Marciniak to initiate a zoning amendment by the Zoning Commission of Washington Township, Logan County, Ohio. The Commission set a date for and will conduct a public hearing on **November 30, 2015, at 6:00 PM** in the Washington Township Building at 7464 County Road 91 in Lewistown, OH 43333.

The zoning amendment as proposed alters the Official Zoning Map of the Zoning Resolution. It proposes to rezone parcels 51-032-12-30-005-000, 51-032-12-30-008-000, and 51-032-12-30-009-000, all owned by Eugene A. Marciniak et al. The present zoning classification of the parcels is R-2 Medium Density Residential District. The proposed zoning classification of the parcels is B-1 Service Business District.

A copy of the proposed zoning amendment is available for examination at the Russells Point, OH Post Office at 901 SR 708 and online at www.lucplanning.com under "This Month at LUC."

At the conclusion of the public hearing, the Commission will conduct a regular meeting and the matter will be submitted to the Board of Trustees.

Furthermore, at its regular meeting, the Washington Township Zoning Commission will consider various zoning text amendments to the Washington Township Zoning Resolution.

By order of the Washington Township Zoning Commission.

W A S H I N G T O N T O W N S H I P ,
L O G A N C O U N T Y
Z O N I N G R E S O L U T I O N

Prepared for:
Washington Township, Logan County, Ohio
By:
The Washington Township Zoning Commission

With the assistance of:
Logan-Union-Champaign (LUC) Regional Planning Commission

Last Updated **October of 2015**

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Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District

U-1 Rural Undeveloped District

Permitted Uses (Accessory uses and essential services are included)

Agriculture; very low-density residence; veterinary animal hospital or clinic, kennel; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)

Public service facility; low-density residence; medium-density residence; home occupation; commercial recreation; service business; mineral extraction; light and heavy manufacturing; signs and advertising structures; mobile home park; storage facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)

Residential; commercial; industrial; public and quasi-public uses.
(Individually or in combination)

Minimum Lot Size (Square feet per dwelling)

With on-site sewage treatment: 2 acres

With group or central sewage treatment: 10,800

Road Frontage Width (feet): 300'

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)

50 %

Minimum Floor Area (Square feet)

1,000 Square Feet

Maximum Height of Principal Buildings

Stories - 2 ½; 40 Feet

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)

Front - 100' ; One side yard - 50' ; Rear - 50'

Accessory Buildings

Maximum height (feet) – 20'; minimum distance to side lot line – 20';

Minimum distance to rear lot line – 20'; minimum distance to front lot line – 100'.

School bus shelters would be an exception to this front line distance and they must be at least 20' from the lot line.

Minimum (mandatory) Off-street Parking Space (two for each unit) One-family housing unit

Minimum (mandatory) Off-street Loading Space

None

Zoning District

U-1 Rural Undeveloped District

Signs Permitted

Yes, under Article VIII

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)

Dwelling conversion: dwelling, modular unit permitted Mobile housing units and semi trailers shall not be permitted or used as storage units. Dwelling, mobile homes are not permitted in the U-1 District unless they are in a mobile home park.

Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District

R-1 Low-density Residential District

Permitted Uses (Accessory uses and essential services are included)

Agriculture; single-family dwelling ; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)

Non-commercial recreation; home occupation; storage facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)

Residential; mobile home park ; public and quasi-public uses.

(Individually or in combination)

Minimum Lot Size (Square feet per dwelling)

With on-site sewage treatment: 40,000

With group or central sewage treatment: 10,800

Road Frontage Width (feet): 80'

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)

50%

Minimum Floor Area (Square feet)

1,500 Square Feet

Maximum Height of Principal Buildings

Stories - 2; Feet - 35

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)

Front - 35'; One side yard - 8'; Sum of Side Yards - 20'; Rear - 40'

Accessory Buildings

Maximum height (feet) – 15'; minimum distance to side lot line – 10'; minimum distance to rear lot line – 10'; minimum distance to front lot line – 35'.

School bus shelters would be an exception to this front line distance and they must be at least 20' from the lot line.

Minimum (mandatory) Off-street parking Space (two for each unit)

One-family housing unit

Minimum (mandatory) Off-street loading Space

None

Signs Permitted

Yes, under Article VIII

Zoning District

R-1 Low-density Residential District

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)

Dwelling, modular unit are conditional uses. Mobile housing units and semi trailers shall not be permitted or used as storage units. Dwelling, mobile homes are not permitted in the R-1 District.

Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District

R-2 Medium-density Residential District

Permitted Uses (Accessory uses and essential services are included)

Agriculture; single-family dwelling ; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)

Mobile home park; dwelling, multi-family; non-commercial recreation; home occupation; storage facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)

Residential; commercial; public and quasi-public uses.

(Individually or in combination)

Minimum Lot Size (Square feet per dwelling)

With on-site sewage treatment: Prohibited

With group or central sewage treatment: 5,400

Road Frontage Width (feet): 60'

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)

50%

Minimum Floor Area (Square feet)

1000 Square Feet

Maximum Height of Principal Buildings

Stories - 2; Feet - 35

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)

Front - 15'; One side yard - 4'; Sum of Side Yards - 10'; Rear - 15'

Accessory Buildings

Maximum height (feet) - 15'; minimum distance to side lot line - 4; minimum distance to rear lot line - 5'; minimum distance to front lot line - 15'

School bus shelters would be an exception to this front line distance and they must be at least 20' from the lot line.

Minimum (mandatory) Off-street parking Space (two per unit)

One-half housing unit in multi-family structure.

Minimum (mandatory) Off-street loading Space

None

Zoning District

R-2 Medium-density Residential District

Signs Permitted

Yes, under Article VIII

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)

Dwelling, modular unit permitted.

Mobile housing units and semi trailers shall not be permitted or used as storage units.

Dwelling, mobile home are not permitted unless they are in a mobile home park.

Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District

B-1 Service Business District

Permitted Uses (Accessory uses and essential services are included)

Service business; drive-in business; eating and drinking establishments; commercial recreation; Veterinary animal hospital or (clinic, kennel); transient lodgings; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)

Retail business; offices; wholesale and warehousing; food processing; printing and publishing; transport terminals; signs and advertising structures; public service facility; storage facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)

Commercial; industrial; residential; public and quasi-public uses.
(Individually or in combination)

Minimum Lot Size (Square feet per structure)

With on-site sewage treatment: Prohibited

With group or central sewage treatment: 15,000

Road Frontage Width (feet): 100'

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)

50%

Minimum Floor Area (Square feet)

200 square feet

Maximum Height of Principal Buildings

Stories - 3; 45 Feet

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)

Front - 50'; One side yard - none; Sum of Side Yards - none; Rear - 30'

Accessory Buildings

Maximum height (feet) – 20'; minimum distance to side lot line – none; minimum distance to rear lot line – none, minimum distance to front lot line – 50'

Minimum (mandatory) Off-street parking Space (one for each unit)

200 sq. ft. of retail or service floor area.

Minimum (mandatory) Off-street loading Space

5,000 sq. ft. of floor area

Zoning District

B-1 Service Business District

Signs Permitted

Yes, under Article VIII

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)

Non-residential use cannot be conducted any closer than 40' from any residential district.

Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District

B-2 Local Business District

Permitted Uses (Accessory uses and essential services are included)

Convenience-type retail business; personal services; offices; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)

Shopping-type retail business; service stations; service business eating and drinking establishments; commercial recreation; public service facility; storage facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)

Residential; commercial; public and quasi-public uses.
(Individually or in combination)

Minimum Lot Size (Square feet per structure)

With on-site sewage treatment: Prohibited

With group or central sewage treatment: None

Road Frontage Width (feet): None

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)

50%

Minimum Floor Area (Square feet)

200 square feet

Maximum Height of Principal Buildings

Stories - 2; 35 Feet

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)

Front - 30'; One side yard - none; Sum of Side Yards - none; Rear - 30'

Accessory Buildings

Maximum height (feet) – 15'; minimum distance to side lot line – none; minimum distance to rear lot line – none. minimum distance to front lot line – 30'

Minimum (mandatory) Off-street parking Space (one for each unit)

200 sq. ft. of retail or service floor area.

Minimum (mandatory) Off-street loading Space

5,000 sq. ft. of floor area

Zoning District

B-2 Local Business District

Signs Permitted

Yes, under Article VIII

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)

Non-residential use cannot be conducted any closer than 40' from any residential district.

Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District

M-1 Light Manufacturing District

Permitted Uses (Accessory uses and essential services are included)

Agriculture; light manufacturing and related offices; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)

Wholesale and warehousing; printing and publishing; storage facilities; transport terminals; signs and advertising structures; public service facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)

Commercial; industrial; public and quasi-public uses.
(Individually or in combination)

Minimum Lot Size (Square feet per structure)

With on-site sewage treatment: Prohibited

With group or central sewage treatment: 15,000

Road Frontage Width (feet): 100'

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)

50%

Minimum Floor Area (Square feet)

200 square feet

Maximum Height of Principal Buildings

Stories - 4; 50 Feet

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)

Front - 50'; One side yard - 10'; Sum of Side Yards - 30'; Rear - 40'

Accessory Buildings

Maximum height (feet) – 25'; minimum distance to side lot line – 5'; minimum distance to rear lot line – 10'. minimum distance to front lot line – 50'

Minimum (mandatory) Off-street parking Space (one for each unit)

Two (2) employees on the maximum work shift.

Minimum (mandatory) Off-street loading Space

5,000 sq. ft. of floor area.

Zoning District

M-1 Light Manufacturing District

Signs Permitted

Yes, under Article VIII

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)

Objectionable uses in noise, odor, and hours of operation prohibited.

Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District

M-2 Heavy Manufacturing District

Permitted Uses (Accessory uses and essential services are included)

Agriculture; heavy manufacturing and related offices; wholesale and warehousing; printing and publishing; transport terminals; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)

Light manufacturing and related offices; signs and advertising structures; extractive industry; junk yard and sales; public service facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)

Commercial; industrial; public and quasi-public uses.
(Individually or in combination)

Minimum Lot Size (Square feet per structure)

With on-site sewage treatment: 200,000

With group or central sewage treatment: 40,000

Road Frontage Width (feet): 150'

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)

50%

Minimum Floor Area (Square feet)

200 square feet

Maximum Height of Principal Buildings

Stories - 4; Feet - 50'

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)

Front - 80'; One side yard - 20'; Sum of Side Yards - 50'; Rear - 50'

Accessory Buildings

Maximum height (feet) – 25'; minimum distance to side lot line – 10'; minimum distance to rear lot line – 20'. minimum distance to front lot line – 80'

Minimum (mandatory) Off-street parking Space (one for each unit)

Two (2) employees on the maximum work shift.

Minimum (mandatory) Off-street loading Space

5,000 sq. ft. of floor area.

Zoning District

M-2 Heavy Manufacturing District

Signs Permitted

Yes, under Article VIII

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)

Extractive use cannot be conducted any closer than 500' from any residential district.

This is to certify this is the official schedule of District Regulations referred to in Section 410 and Article IV (4) of the Zoning Resolution of Washington Township, Logan County, Ohio.

WASHINGTON TOWNSHIP ZONING RESOLUTION

A RESOLUTION OF THE TOWNSHIP OF WASHINGTON, OHIO, ENACTED IN ACCORDANCE WITH A COMPREHENSIVE PLAN AND THE PROVISIONS OF CHAPTER 519, OHIO REVISED CODE, AND FOR THE PURPOSE OF PROTECTING THE PUBLIC HEALTH, SAFETY, COMFORT, CONVENIENCE AND GENERAL WELFARE; DIVIDING THE UNINCORPORATED PORTION OF THE TOWNSHIP, INTO ZONES AND DISTRICTS, ENCOURAGING, REGULATING AND RESTRICTING THEREIN THE LOCATION, CONSTRUCTION, RECONSTRUCTION, ALTERATION AND USE OF STRUCTURES AND LAND; PROMOTING ORDERLY DEVELOPMENT OF THE RESIDENTIAL, BUSINESS, INDUSTRIAL, RECREATIONAL AND PUBLIC AREAS; PROVIDING FOR ADEQUATE LIGHT, AIR, AND CONVENIENCE OF ACCESS TO PROPERTY BY REGULATING THE USE OF LAND AND BUILDINGS AND THE BULK OF STRUCTURES IN RELATIONSHIP TO SURROUNDING PROPERTIES; LIMITING CONGESTION IN THE PUBLIC RIGHT-OF-WAYS: PROVIDING THE COMPATIBILITY OF DIFFERENT LAND USES AND THE MOST APPROPRIATE USE OF LAND; PROVIDING FOR THE ADMINISTRATION OF THIS RESOLUTION AND DEFINING THE POWERS AND DUTIES OF THE ADMINISTRATION OFFICERS AS PROVIDED HEREINAFTER AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS IN THIS RESOLUTION OR ANY AMENDMENT THERTO; AND FOR THE REPEAL BE IT ORDAINED BY THE BOARD OF WASHINGTON TOWNSHIP TRUSTEES. LOGAN COUNTY, OHIO; THEREFORE BE IT HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF WASHINGTON TOWNSHIP, LOGAN COUNTY, STATE OF OHIO:

ARTICLE I
TITLE OF RESOLUTION

Section 100 Title.

This Resolution shall be known and may be cited and referred to as the "Zoning Resolution of the Township of Washington."

ARTICLE II
ESTABLISHMENT OF DISTRICTS

Section 200 District Types.

The township is hereby divided into seven districts as follows: Rural District, Low Density Residential District, Medium Density Residential District, Service Business District, Local Business District, Light Manufacturing District, and Heavy Manufacturing District.

Section 210 Rural District (U - 1).

The intention of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residence and public and quasi-public purpose. Very low density residential land use refers to farm housing unit and isolated residential developments not requiring a plat under the County subdivision regulations. It is further the attempt of the rural district to discourage the scattering of residential subdivisions and commercial and industrial development. Some residential, commercial, and industrial development may be permitted as conditional uses under Section 601 and as planned unit development under Article VI. On-site water and sewer facilities are permitted provided such facilities comply with the County and State health regulations.

Section 220 Low Density Residential District (R - 1).

The purpose of the low density residential district is to provide land for single family housing units not to exceed four families per acre. Mobile housing units and multi-family housing units are permitted only under the planned unit development approach. Commercial and industrial development is prohibited. Group or central water and sewer facilities are required if more than one residence is planned on less than 40,000 square feet. (See Official Schedule of District Regulations.)

Section 230 Medium Density Residential District (R - 2).

The purpose of the medium density residential district is to provide land for single- and multi-family housing units, permanent or mobile, not to exceed eight families per acre. Mobile housing units are permitted under Section 410 and in accordance with Article VII Section 700. Commercial development is prohibited unless introduced under the planned unit development approach. Group or central water and sewer facilities are required.

Section 250 Service Business District (B - 1).

The purpose of the service business district is to provide land for sales, service and repair establishments which require highway orientation or large tracts of land not normally available in central and local business districts; do not contribute to the design of a unified business center; depend on drive-in business; and require a location along or near major thoroughfares and intersections. General retail and office businesses are permitted as a conditional use. Residential, commercial, and industrial development may be introduced under the planned unit development approach. Group or central water and sewer facilities are required.

Section 260 Local Business District (B - 2) .

The purpose of the local business district is to provide land for small retail and personal service establishments offering convenience-type goods and services for the daily needs of the people in the immediate neighborhood or area. Residential and other commercial development are prohibited unless introduced under the planned unit development approach. Group or central water and sewer facilities are required.

Section 280 Light Manufacturing District (M - 1) .

The purpose of the light manufacturing district is to provide land for manufacturing or industrial establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glaze; operate within enclosed structures; and generate little industrial traffic. Heavy manufacturing or industrial development is prohibited. Commercial development is prohibited unless introduced under the planned unit development approach. Group or central water and sewer facilities are required.

Section 290 Heavy Manufacturing District (M - 2) .

The purpose of the heavy manufacturing district is to provide land for major manufacturing processing, storage, warehousing, research, and testing establishments which require large sites, extensive community services and facilities, ready access to regional transportation; have large open storage and service areas; generate heavy traffic; and create no nuisance discernible beyond the district. Extractive manufacturing use is permitted as a conditional use if the operation does not create a hazard or nuisance which adversely affects the health, safety, and general well-being of the community and other manufacturing establishments in the district. Residential development is prohibited. Light manufacturing or industrial uses are permitted as conditional uses. Commercial and industrial development may be introduced under the Planned Unit Development (PUD) approach. Central water and sewer facilities are required.

ARTICLE III
PROVISION FOR OFFICIAL ZONING MAP

Section 300 Official Zoning Map.

The districts established in Section 200 of this Resolution are shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Resolution.

Section 310 Identification of the Official Zoning Map.

The official zoning map shall be identified by the signature of the Chairman of the Board of Township Trustees attested by the Township Clerk, under the following words: "This is to certify that these are the Official Zoning Map referred to in Section 300 of the Zoning Resolution of the Township of Washington, Logan County, Ohio," together with the date of the adoption of this Resolution.

Section 320 Recording Changes in the Official Zoning Map.

If in accordance with the provisions of this Resolution and Chapter 519 of the Ohio Revised Code changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Board of Township Trustees with a 2/3 vote with an entry on the Official Zoning Map indicating the Resolution number, if any, and the date of adoption.

Section 330 Replacement of the Official Zoning Map.

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Board of Township Trustees may, by Resolution, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Chairman of the Board of Trustees, attested by the Township clerk, under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted as part of the Zoning Resolution of the Township of Washington, Logan County, Ohio.

Section 340 Preserving Records.

Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map and/or significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

Section 350 Interpretation of District Boundaries.

Where uncertainty exists with respect to the boundaries of any of the zoning districts as shown on the zoning map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed as such boundaries;

2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed as said boundaries;
3. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.
4. Where the boundary of a district follows a railroad line such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.
5. Where the boundary of a district follows a stream, lake or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Township unless otherwise indicated.

ARTICLE IV
DISTRICT REGULATIONS

Section 400 Compliance with Regulations.

The regulations set by this Resolution within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

1. No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located;
2. No building or other structure shall hereafter be erected or altered:
 - a. To exceed the height or bulk;
 - b. To accommodate or house a greater number of families;
 - c. To occupy a greater percentage of lot area; or
 - d. To have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required; or in any other manner contrary to the provisions of this Resolution.
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements established by this Resolution.

Section 410 Schedule of District Regulations Adopted.

District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted by reference and declared to be a part of this Resolution, and in Article V of this Resolution, entitled, "Supplementary District Regulations."

Section 420 Identification of the Schedule of District Regulations.

The Official Schedule of District Regulations shall be identified by the signature of the Chairman of the Board of Township Trustees, attested by the Township Clerk, under the following words: "This is to certify that this is the Official Schedule of District Regulations referred to in Section 410 and Article IV of the Zoning Resolution of the Township of Washington, Logan County, Ohio", together with the date of the adoption or amendment of this Resolution.

ARTICLE V
SUPPLEMENTARY DISTRICT REGULATIONS

Section 500 Permitted Conditional Uses.

Conditional uses shall conform to all requirements of this Resolution, including additional standards as set forth in Sections 501 to 504, inclusive, before being permitted in their respective districts. All conditional uses are hereby declared to possess characteristics of such unique and special forms that each specific use shall be considered as an individual case.

Section 501 Required Plan.

A plan for the proposed development of a site for a permitted conditional use shall be submitted with an application for a conditional use permit, and such plan shall show the location of all current and planned buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed conditional use meets the requirements of this Resolution.

Section 502 Expiration.

A conditional use permit shall be deemed to authorize only one particular conditional use and shall expire if the conditional use shall cease for more than six months for any reason or unless otherwise specified by the Zoning Appeals Board.

Section 503 Existing Violations.

No permit shall be issued for a conditional use for a property where there is an existing violation of this Resolution.

Section 504 Standards Applicable to ALL Conditional Uses.

The location and size of the use, the nature and intensity of the operations involved, the size of the site in relation to it, and the location of the site with respect to the existing and future streets giving access to it, shall be such that it will be in harmony with the orderly development of the district, and the location, nature of height of buildings, walls, and fences will not discourage the appropriate development and use of adjacent land and buildings or impair its value thereof. In addition, operations in connection with any conditional use shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, or flashing light, than would be the operation of any permitted use.

Section 510 Off-Street Parking Requirements.

Off-street automobile parking spaces shall be provided for every land use on any lot or any time any building or structure is erected, enlarged or increased in capacity in accordance with the following requirements:

1. Each off-street parking space shall have an area of not less than three hundred (300) square feet including access drives and aisles, and shall be surfaced with a sealed surface pavement and maintained in such a manner that no dust will be produced by continuous use.

2. Each off-street parking space shall have an adequate vehicular access to a street or alley.
3. Whenever the number of off-street parking spaces required is determined from the floor area of a specified use, it shall mean the gross floor area of such use.
4. Fractional numbers shall be increased to the next whole number.
5. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
6. Whenever a building or use constructed or established after the effective date of this Resolution is changed or enlarged in floor area, numbers of employees, number of housing units, seating capacity, or otherwise, to create a need for an increase of ten percent (10%) or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this Resolution is enlarged to the extent of fifty percent (50%) or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

Section 511 Number of Parking Spaces Required.

The number of off-street parking spaces required shall be provided and satisfactorily maintained by the owner of the property as follows:

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u> <u>(one unit for each)</u>
• Single family or two-family dwelling	Housing unit.
• Multi-family housing unit	One-half housing unit
• Hotel, motel, lodging house or dormitory	Living or sleeping room
• Private club or lodge	Five (5) members
• Church or temple	Five seats in main auditorium
• Grade school	Five seats in auditorium
• College or high school	Teacher, employee and five students
• Library, museum or art gallery	300 sq. ft. of floor area
• Hospital, clinic, nursing home	Employee and bed or similar institution
• Theater, sports arena, auditorium, stadium or gymnasium other than school	Five seats
• Bowling alley	Bowling seat
• Mortuary or funeral home	Fifty square feet of floor area in slumber rooms, parlors or individual funeral service rooms

- Retail or business service establishment Two (2) employees; 200 sq.ft. of floor area
 - Offices, personal or professional Services; restaurants, nightclubs, Dance halls, assembly or exhibition without fixed seats 200 sq. ft. of floor area
 - Wholesale or warehousing 300 sq. ft. of floor area
 - Manufacturing or industrial establishment, research or testing laboratory, or bottling plant Two employees on the maximum shift
-

Section 512 Screening and Landscaping.

Off-street parking areas for more than ten (10) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any residential district by a fence or wall of acceptable design. Such fence or wall shall be not less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition. The space between such fence or wall and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. In lieu of such wall or fence a strip of land not less than ten (10) feet in width, and planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height may be substituted.

Section 513 Minimum Distance and Setbacks.

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any housing unit, school, hospital or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen. If on the same lot with a one-family residence the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than four (4) feet to any established street or alley right-of-way.

Section 514 Joint Use.

Two (2) or more nonresidential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap provided that a written agreement, approved by the Zoning Commission, shall be filed with the application for a Zoning Certificate.

Section 515 Other Locations.

Parking spaces may be located on a lot other than that containing the principal use provided it is within three hundred (300) feet of the principal use. Lots farther than three hundred (300) feet from the principal use may be approved by the Board of Zoning Appeals provided a written agreement, approved by the Zoning Commission, shall be filed with the application for a Zoning Certificate.

Section 516 Surfacing.

Any off-street parking area for more than ten (10) vehicles shall be graded for proper drainage and surfaced with acceptable impervious material to provide a durable and dustless surface.

Section 517 Lighting.

Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any residential district.

Section 518 Disabled Vehicles.

The parking of a disabled vehicle within a residential or commercial district for a period of more than thirty (30) days shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building.

Section 519 Off-Street Loading Requirements.

In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of five thousand (5,000) square feet or less, which is to be occupied by manufacturing, storage, warehouse, retail, wholesale, hotel, hospital, mortuary, dry cleaning or other uses similarly requiring the receipt or distribution by vehicle

of material or merchandise, there shall be provided and maintained, on the same lot with such building, at least one (1) off-street loading space, plus one (1) additional such loading space for each additional ten thousand (10,000) square feet, or major fraction thereof, of gross floor area, provided, however, that in the case of ground floor area exceeding one hundred thousand (100,000) square feet, not more than eleven (1 1) additional loading spaces shall be required, all in accordance with the following requirements:

1. Each loading space shall be not less than 12 feet in width, 15 feet in height and 50 feet in length for tandem trailers, or 30 feet for two axle trucks.
2. Subject to the limitations of Section 501 of this Resolution such space may occupy all or any part of any required yard space.

Section 520 Special Provisions for Residential Uses.

The regulations applicable to residential uses shall be supplemented by the provisions of Sections 521 to 522, inclusive.

Section 521 Determining Minimum Floor Area for Housing Units.

The minimum floor area per family in housing units shall include only area used for living quarters. Utility rooms, garages, carports, porches, laundry areas, enclosed decks, and basements shall be excluded.

Section 522 Conversion of Dwellings to More Units.

In U-1, R-1 and R-2 districts a residence may be converted to accommodate an increased number of dwelling units provided:

1. The yard dimensions still meet the yard dimensions required by the Zoning Regulations for new structures in that district;
2. The lot area per family shall equal the lot area requirements for new structures in that district;
3. The number of square feet of living area per family unit is not reduced to less than that which is required for new construction in that district.

Section 523 Private Swimming Pools.

A private swimming pool, not including farm ponds, shall be any pool, lake or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than one and one-half (1 1 | 2) feet. No such swimming pool, exclusive of portable swimming pools with a diameter less than twelve (12) feet or with an area of less than one hundred (100) square feet, shall be allowed in any commercial or residential district except as an accessory use and unless it complies with the following conditions and requirements:

1. The pool is intended and is to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located;
2. It may not be located, including any walks or paved areas or accessory structures adjacent thereto, closer than ten (10) feet to any property line of the property on which it is located; and
3. The swimming pool, or the entire property on which it is located, shall be walled or fenced to prevent uncontrolled access by children from the street or from adjacent properties. Said fence or wall

shall be not less than six (6) feet in height and maintained in good condition with a gate and lock.

Section 524 Community or Club Swimming Pools.

A community or club swimming pool constructed by an association of property owners, or by a private club, for use and enjoyment by members of the association or club and their families. Community and club swimming pools are permitted in all districts but shall comply with the following conditions and requirements:

1. The pool is intended solely for the enjoyment of the members and families and guests of members of the association or club under whose ownership or jurisdiction the pool is operated;
2. The pool and accessory structures thereto, including the areas used by the bathers, shall not be closer than fifty (50) feet to any property line of the property on which it is located; and
3. The swimming pool and all of the area used by the bathers shall be walled or fenced to prevent uncontrolled access by children from the street or adjacent properties. The said fence or wall shall not be less than six (6) feet in height and maintained in good condition with a gate and lock.

Section 525 Setback Requirements for Corner Buildings.

On a corner lot the main building and its accessory structures shall be required to set back the same distance from all street right-of-way lines as required for the front set back in the district in which such structures are located.

Section 530 Special Provisions for Commercial and Industrial Uses.

No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining premises provided that any use permitted by this Resolution may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the performance requirements in Sections 531 to 540, inclusive.

Section 531 Fire Hazards.

Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire-suppression equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance, which is compatible with the potential danger involved and shall comply with all local, state, and federal regulations.

Section 532 Radioactivity or Electrical Disturbance.

No activity shall emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

Section 533 Noise.

Noise which is objectionable as determined by the Board due to volume, frequency or beat shall be muffled or otherwise controlled. Air-raid sirens and related apparatus used solely for

public purposes are exempt from this requirement. (Except as provided for under Sections 542 to 546.)

Section 534 Vibration.

No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.

Section 535 Smoke.

Smoke shall not be emitted with a density greater than No. 1 on the Ringelman Chart as issued by the U. S. Bureau of Mines except for blow-off periods of ten minutes duration of one per hour when a density of not more than No. 2 is permitted.

Section 536 Odors.

No malodorous gas or matter shall be permitted which is offensive or as to produce a public nuisance or hazard on any adjoining lot or property.

Section 537 Air Pollution.

No pollution of air by fly-ash, dust, vapors or other substances shall be permitted which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling. In the case of an area within an M-2 Heavy Manufacturing District, in lieu of the foregoing standards, no emissions shall be permitted except in compliance with applicable federal and state environmental protection, health, safety or other applicable federal or state governmental laws and regulations.

Section 538 Glare.

No direct or reflected glare shall be permitted which is visible from any property outside an industrial district or from any public street, road, or highway.

Section 539 Erosion.

No erosion, by either wind or water, shall be permitted which will carry objectionable substance onto neighboring properties.

Section 540 Water Pollution.

Pollution of water shall be subject to the requirements and regulations established by the Ohio Water Pollution Control Board. In the case of an area within an M-2 Heavy Manufacturing District, in lieu of the foregoing standards, the discharge of water pollutants shall not be permitted except in compliance with applicable federal and state environmental protection, health, safety or other applicable federal or state governmental laws and regulations.

Section 541 Mineral, Clay, Sand and Gravel Extraction, Storage and Processing.

The extraction, storage and processing of minerals shall be conducted in accordance with the requirements of Sections 542 to 546, inclusive.

Section 542 Distance from Residential Areas.

Mineral extraction, storage or processing shall not be conducted closer than 500 feet from any residential district, nor closer than 200 feet from any structure used for human occupancy in any other district.

Section 543 Filing of Location Map.

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

Section 544 Information on Operation.

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

Section 545 Restoration of Mined Area.

The operator shall file with the Board Of Zoning Appeals a detailed plan for the restoration of the area to be mined which shall include the anticipated future use of the restored land, the proposed final topography indicated by contour lines of no greater interval than five feet, the type and number per acre of trees or shrubs to be planted; and the location of future roads, drives, drainage course, or other improvements, contemplated.

Section 546 Performance Bond.

The operator shall file with the Board of Township Trustees a bond, payable to the Township and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The rate, per acre of property to be mined, of the required bond shall be fixed by Resolution of the Board of Township Trustees. The bond shall be released upon written certification of the zoning inspector that the restoration is complete and in compliance with the restoration plan.

Section 547 Enforcement Provision.

The Zoning Inspector or Board of Zoning Appeals, prior to the issuance of a zoning certificate, may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances.

Section 548 Measurement Procedures.

Methods and procedures for the determination of the existence of any dangerous and objectionable elements shall conform to applicable standard measurement procedures published by the American Standards Association, Inc., New York, N. Y., the Manufacturing Chemists' Association, Inc., Washington D. C., and the United States Bureau of Mines.

Section 550 Supplementary District Regulations.

Supplementary regulations apply to several districts or a set of districts and are set forth in Sections 551 to 560, inclusive.

Section 551 Side and Rear Yard Requirements for Nonresidential Uses Abutting Residential

Districts. Nonresidential buildings or uses shall not be located nor conducted closer than forty (40) feet to any lot line of a residential district, except that the minimum yard requirement may be reduced to 50 percent of the requirement if acceptable landscaping or screening approved by the Board of Zoning Appeals is provided. Such screening shall be a

masonry or solid fence between four (4) and eight (8) feet in height maintained in good condition and free of all advertising or other signs. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than twenty (20) feet in width planted with a evergreen hedge or dense planting of evergreen shrubbery not less than four feet in height at the time of planting. Either type of screening shall not obscure traffic visibility within twenty (20) feet of an intersection.

Section 552 Exceptions to Height Regulation.

The height limitation contained in the Official Schedule of District Regulations, Section 410, do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

Section 553 Architectural Projections.

Open structures such as porches, canopies, balconies, platforms, carports and covered patios, and similar architectural projects shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard.

Section 554 Visibility at Intersections in Residential Districts.

On a corner lot in any residential district nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and a half and ten feet above the center line grades of the intersection streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines fifty (50) feet from the point of intersection.

Section 555 Fences, Walls and Hedges.

Notwithstanding other provisions of this Resolution, fences, walls and hedges may be permitted in any yard, or along the edge of any yard, provided that no fence, wall or hedge along the sides or front edge of any yard extending between the building line and the road right-of-way shall be over three (3) feet in height, except that in the case of an area within an M-2 Heavy Manufacturing District, no fence, wall or hedge within or along the edge of any yard area shall be over five feet in height. Any fence in a Residential District that exceeds seventy two (72) inches in height shall be required to have a variance.

1. A barricade or other solid fence may not be extended into the front yard. ~~This type fence may be permitted at the discretion of the zoning inspector.~~
2. Front lot line may have shrubbery or solid fence not to exceed thirty six (36) inches anytime. Chain link fence up to a height of forty eight (48) inches may be used to encompass lot—zoning permit required.
3. Corner barriers are prohibited.
4. Decorative rails may be used provided visibility is not obstructed to vehicular traffic.

Section 556 Erection of More than One Principal Structure on a Lot.

In any district more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this Resolution shall be met for each structure as though it were on an individual lot. Accessory buildings such as a garage may be located in the rear yard, provided that yard and other requirements of this Resolution are met.

All accessory buildings must meet setback requirements of the associated zoning district and, therefore, shall require a permit (agricultural use exempted from this provision). This requirement applies regardless whether a foundation is included in the construction of the utility building.

Section 560 Adult Entertainment.

General Conditions for Adult Entertainment facilities Use.

Adult Entertainment Facilities are conditionally permitted within the B-1 Business District only, and subject to conditions set forth in the Zoning Resolution Section 560 and paragraphs 1-9 hereafter set forth.

1. No adult entertainment facility shall be established within one thousand (1,000) feet of any areas zoned for residential use, R-1 and R-2.
2. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any school, library, or teaching facility, whether public or private, governmental or commercial which school, library, or teaching facility is attended by persons under eighteen (18) years of age.
3. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any park or recreational facility attended by persons under eighteen (18) years of age.
4. No adult entertainment facility shall be established within a radius of two thousand (2,000) feet of any other adult entertainment facility.
5. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of established church, synagogue, or permanently established place of religious services which is attended by persons under eighteen (18) years of age.
6. No advertisements, displays, or other promotional materials shall be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other areas public or semi-public.
7. All building openings, entries, windows, etc. for adult uses shall be located, covered, or serviced in such a manner as to prevent a view into the interior from any public or semi-public area, sidewalk, or street. For new construction, the building shall be oriented so as to minimize any possibility of viewing the interior from public or semi-public areas.

8. No screens, loudspeakers, or sound equipment shall be used for adult motion picture theatres (enclosed or drive-in) that can be seen or discerned by the public from public or semi-public areas.
9. Off-street parking shall be provided in accordance with the standards for permitted use within B-1 Business District.

Section 565 Telecommunication Towers.

Pursuant to the Telecommunications Act of 1996 and the ORC Section 519.211, and the Washington Township Trustees being duly notified of a person's intent to construct a Telecommunication Tower in areas zoned "R-1" Districts; public utilities or other functionally equivalent providers may site a telecommunications tower as a conditional use provided the following conditions are met:

1. The applicant must provide proof that the proposal to construct a tower or attach equipment to an existing structure has been approved by all other agencies and governmental entities with jurisdiction (i.e. Federal Communication Commission, Federal Aviation Administration, Ohio Department of Transportation, and Ohio Building Basic Code).
2. The applicant shall provide proof of notification to contiguous or directly across the street property owners as required by ORC Section 519.211.
3. The applicant must demonstrate at the time of application that no technically suitable and feasible sites are available in a nonresidential district. There shall be an explanation of why a tower at this proposed site is technically necessary.
4. Co-location. Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other users on the same tower to the extent possible. All co-located and multiple-use telecommunication facilities shall be designed to promote facility and site sharing.
5. Setbacks from all platted residential uses and residential districts. All new towers shall be setback from the closest subdivision boundary line for all platted residential subdivisions, and for all non-platted residential districts from the closest residence, a distance of 900 feet with the exception of the B-2 zoning district where such setback shall be 200 feet.
6. Setbacks from all streets and private and public road right of ways. All new towers shall be setback from all road right of ways public and private, a distance of 900 feet.
7. Setbacks from all other uses allowable in the zoning district. All new towers shall be setback from any building that is not associated with or accessory to the telecommunications tower facility a distance of 900 feet.

8. Any and all base station equipment, accessory structures, buildings, etc. used in conjunction with the tower shall be screened with fencing, masonry, shrubbery or other screening materials.
9. The applicant shall notify the Zoning Inspector within 30 Days of ceasing operations at the site and shall remove all structures within 120 days of ceasing operations.
10. No advertising or illumination other than that required by law may be located on the structure or on the required screening.
11. An inspection report prepared by a qualified engineer licensed by the State of Ohio shall be submitted to the Zoning Office every five (5) years which details the structural integrity of all towers and support structures on the property. The results of such inspections shall be provided to the Logan County Building Regulations Department and Washington Township Zoning Inspector. Based upon results of an inspection, the Township Trustees may require repair or removal of a communication tower. Any and all necessary repairs to the tower and/or support structures shall be made within a seven (7) day period or the tower and/or structures shall be removed. The tower owner (applicant) is responsible to cover the cost of all inspections, repair, and/or removal.
12. The unstaffed storage building and/or unit that houses transmitting equipment is considered an accessory use and/or structure. Setbacks for accessory uses/structures will comply with distances in the zoned district of the tower location. These facilities may not include offices, long-term vehicle storage, other outdoor storage, or broadcast studios except for emergency purposes, or other uses that are needed to send or receive transmissions.
13. A six (6) foot safety fence with a locked gate surrounding the tower is required. If high voltage is necessary, signs must be posted every twenty (20) feet along the fence saying, "Danger - High Voltage." The operator must also post "NO Trespassing" signs.

Section 566 Performance Bond

1. For each telecommunication tower, the owner or operator shall provide to the Township, a surety bond or a bank letter of credit, to assure the Township that the terms and conditions of Section 565 are performed and complied with, including necessary repairs, including repairs to public highways and roads and the costs and expenses of removal in the event of abandonment.
2. The Washington Township Board of Trustees may draw upon the performance bond to recover any costs, damages, or expenses incurred by the Township, which arise

out of the violations of Section 565 or the abandonment or discontinuance of the use of a tower.

Section 567 - Small Wind Projects less than 5MW

1. Wind Projects of 5MW or more shall be required to submit an application with the Ohio Power Siting Board (OPSB) at the Public Utilities Commission of Ohio (PUCO) and are required to meet OPSB regulations. Small Wind Projects less than 5MW and used solely for Agriculture will be exempt from these zoning regulations as an Agricultural Use. Any proposed construction, erection, or siting of a small wind project less than 5MW including the wind turbine generator or anemometer or any parts thereof shall be a Permitted Use in all Washington Township Zoning Districts the U 1, B, and M Districts if the following conditions are met (both as Permitted and Conditional Use):
 - A. The maximum height of any turbine shall be 125 ft. For purposes of this Resolution, maximum height shall be considered the total height of the turbine system including the tower, and the maximum vertical height of the turbine's blades. Maximum height therefore shall be calculated by measuring the length of a prop at maximum vertical rotation to the base of the tower.
 - B. Setbacks: the following shall apply in regards to setbacks.
 1. Any turbine erected on a parcel of land shall be setback 1.1 times the height of the tower, or established "clear fall zone", from all road right-of-way lines and neighboring property lines. A turbine shall be erected and placed in such a manner that if it were to fall, whatever direction the fall occurs would be contained solely on the property where the turbine is located at.
 - C. Maintenance
 1. Wind turbines must be maintained in good working order. The owner shall within 30 days of permanently ceasing operation of a wind turbine, provide written notice of abandonment to the Zoning Inspector. An unused wind turbine or small wind project may stand no longer than 12 months following abandonment. All costs associated with the demolition of the wind turbine and associated equipment shall be borne by the owner. A wind turbine is considered abandoned when it ceases transmission of electricity for 30 consecutive days. Wind turbines that become inoperable for more than 12 months must be removed by the owner within thirty (30) days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing wind turbine.

D. Decibel Levels

1. Decibel levels shall not exceed those provided by the manufacturer as requested in II Permits, 2., e.

E. Wiring and electrical apparatuses:

1. All wires and electrical apparatuses associated with the operation of a wind turbine unit shall be located underground and meet all applicable local, state, and federal codes including the County Building Regulations and Residential Building Code of Ohio.

F. Warning Signs:

1. Appropriate warning signs to address voltage shall be posted (where and meeting sign requirements).

G. Building Permits:

1. All Small Wind Projects Farms and parts thereof shall obtain all applicable Building Permits from the State of Ohio and County Building Regulations where required.

2. Permits

A. A permit shall be required before construction can commence on an individual wind turbine project.

B. As part of the permit process, the applicant shall inquire with the County Building Regulations as to whether or not additional height restrictions are applicable due to the unit's location in relation to any local airports.

B. Applicant shall then provide the Township Zoning Inspector with the following items and or information when applying for a permit:

1. Location of all public and private airports in relation to the location of the wind turbine.

2. An engineering report that shows:

- a. The total size and height of the unit

- b. If applicable, the total size and depth of the unit's foundation structure, as well as soil and bedrock data.
 - c. A list and or depiction of all safety measures that will be on the unit including anti-climb devices, grounding devices, and lightning protection, braking systems, guy wiring & anchors.
 - d. Data specifying the kilowatt size and generating capacity in kilowatts of the particular unit.
 - e. The maximum decibel level of the particular unit. This information shall be obtained from the manufacturer of the turbine unit.
 - f. Hazardous materials containment and disposal plan.
3. A site drawing showing the location of the unit in relation to existing structures on the property, roads and other public right-of-ways, and neighboring property lines.
 4. Evidence of an established setbacks of 1.1 times the height of the wind turbine and "clear fall zone."
 5. A maintenance schedule as well as a dismantling plan that outlines how the unit will be dismantled shall be required as part of the permit.

These definitions would go in Article XII after "Sign" and listed under "Small Wind Projects less than 5MW":

Accessory Structures: Structures such as sheds, storage sheds, pool houses, unattached garages, and barns.

Anemometer: An instrument that measures the force and direction of the wind.

Clear Fall Zone: An area surrounding the wind turbine unit into which the turbine and -or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is

located. The purpose of the zone being that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel.

Cowling: A streamlined removable cover that encloses the turbine's nacelle.

Decibel: A unit of relative loudness equal to ten times the common logarithm of the ratio of two readings. For sound, the decibel scale runs from zero for the least perceptible sound to 130 for sound that causes pain.

Nacelle: Sits atop the tower and contains the essential mechanical components of the turbine to which the rotor is attached.

Primary Structure. For each property, the structure that one or more persons occupy the majority of time on that property for either business or personal reasons. Primary structures include structures such as residences, commercial buildings, hospitals, and day care facilities. Primary structures exclude structures such as hunting sheds, storage sheds, pool houses, unattached garages, and barns.

Professional Engineer. A qualified individual who is licensed as a Professional Engineer in the State of Ohio.

Megawatt (MW): A unit of power, equal to one million watts.

Small Wind Project: Any wind project less than 5MW which includes the wind turbine generator and anemometer.

Wind Power Turbine Owner. The person or persons who owns the Wind Turbine structure.

Wind Power Turbine Tower. The support structure to which the turbine and rotor are attached.

Wind Power Turbine Tower Height. The distance from the rotor blade at its highest point to the top surface of the ground at the Wind Power Generating Facility (WPGF) foundation.

SECTION 568 - PRIVATE DRIVEWAY INSTALLATION

Private driveways installed on county roads will be the responsibility of the Logan County Engineer's office. Washington Township will be responsible for issuing zoning permit for all township roads

1. All private drives that are to be constructed shall be the responsibility of the individual wishing said driveway.
2. The township zoning inspector shall determine the size (diameter) of the culvert required. Twelve (12") diameter is preferred but the zoning inspector may allow other sizes to match existing ditch lines.
3. No culvert shall be less than thirty (30') in length. Longer length may be required if the inspector finds it necessary.
4. No driveway shall intersect a public road at an angle less than 70 degrees, 90 degrees is desirable.
5. All culverts shall be corrugated metal pipe (C.M.P.), reinforced concrete, double walled polyethylene drainage pipe equivalent to Hancor Hi-Q or ADS N-12, or an approved type of equal strength. All Fittings shall be manufactured for the type of pipe installed.
6. Backfill for culvert shall be stone or gravel aggregate of size 304, 310, or equivalent.
7. The grade shall be on the flow line of the existing side ditch and shall slope with the natural grade of the ditch. From the viewpoint of safety, it is suggested that the driveway be located so as to have a minimum of 550 feet sight distance each way on the public road and a driveway grade should be no greater than 10%. The driveway shall be a minimum of 150' from any intersection.

Section 569 - Recreational Vehicles

Campers (travel trailers, recreation vehicles) shall be parked in an approved campground or on an approved service business, 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.

Section 570 - Demolition

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 shall be cleared and removed from the premises with sixty (60) days after the zoning permit is issued. Precautions shall be taken to ensure 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.

ARTICLE VI

PLANNED UNIT DEVELOPMENT

Section 600 Purpose of Planned Unit Development.

Planned development of land may be permitted in any district to encourage and provide a means for effectuating a more desirable physical development pattern than would be possible through the strict application of the density and dimensional requirements of this Resolution.

Section 601 Permitted Uses.

Only those uses permitted or conditionally permitted in each district or interpreted to be included under Sections 200 to 290, inclusive, the Official Schedule of District Regulations, Section 410, of this Resolution may be proposed for development under the planned development approach. Compatible residential, commercial, industrial, public and quasi-public uses may be combined, provided that the proposed location of the commercial or industrial uses will not adversely affect or disregard adjacent property, public health, safety, morals and general welfare, and provided further that in a residential-commercial-industrial or residential-commercial development the amount of land devoted to commercial and/or industrial usage shall not exceed 50 percent of the total land area of the development. A variety of housing and building types are encouraged by permitting an increased number of families per acre and by allowing reductions in lot dimensions, yards, building setbacks, and area requirements.

Section 602 General Requirements.

The gross area of the tract to be developed under the planned unit development approach shall comprise not less than 10 acres. The minimum lot size shall not be less than 70 percent of the lot area per family or use required in the district in which it would otherwise be located. A minimum of 10 percent of the land developed in a planned unit development project shall be reserved for open space and similar uses. Lot widths and required yards may be reduced to 80 percent of the requirement of this Resolution.

Section 603 Disposition of Open Space.

The amount of open space reserved under a planned unit development shall be held in corporate ownership by the owners of the project area building sites for the use of each owner who buys property within the development.

Section 604 Residential Lot Location.

Every property subdivided under the planned unit development shall be designed to abut upon open space or similar areas. A clustering of dwellings is encouraged. In areas where town houses are used there shall be no more than five town house units in any contiguous group. A variety of building setbacks, color, and building materials for contiguous town house units is encouraged.

Section 605 Diversification of Lot Sizes.

A diversification of lot sizes may be permitted within a district without additional dedication or creation of open space, provided the overall density of the project area is not increased and provided further the net residential area per family is not reduced below the minimum requirements of Section 602.

Section 606 Reduction of Planned Unit Development Area.

The minimum tract size to be developed under the planned unit development may be reduced 50 percent where the proposed development is to contain only residential, commercial, or industrial developments, not a mixture of uses.

Section 607 Height Requirements.

For each foot of building height over the maximum height regulations specified in the Official Schedule of District Regulations, Section 410, the distance between such building and the side and rear property lines of the planned unit development project area shall be increased by one foot in addition to the side and rear yard required in the district, provided that this additional setback shall not be considered part of the side and rear yards.

Section 608 Commercial Planned Unit Development Requirements.

Planned unit development of related commercial establishments is encouraged by varying the setback and area requirements. Open space gained through the varying of setback and area requirements is to be used for the development of open plazas, pedestrian malls, tot lots, and other public spaces and uses with adequate arrangement, design and planting.

Section 609 Commercial Projects, Side Yards and Rear Yards.

Side yards of thirty (30) feet and a rear yard of forty (40) feet shall be required if the project is to be located adjacent to any residential district or planned residential unit development.

Section 610 Arrangement of Commercial Uses.

The location and arrangement of structures, parking, access drives, outdoor lighting, signs and other uses and developments in the planned commercial unit development shall be compatible with the existing and future land use plan. Off-street parking, loading, and service areas shall be provided in accordance with Sections 510 to 519, inclusive. However, off-street parking and loading areas shall not be permitted within fifteen (15) feet of a residential district. All areas designated for future expansion or not intended for immediate improvement or development shall be landscaped or otherwise maintained in a neat and orderly manner.

Section 611 Industrial Planned Unit Development Requirements.

Planned unit development of industrial establishments is encouraged by varying the setback and other requirements, if it can be shown that the development results in a more efficient and desirable use of space.

Section 612 Industrial Project.

Project side yards of forty (40) feet and a rear yard of fifty (50) feet shall be required if the project is located adjacent to any residential district or planned residential unit development.

Section 613 Arrangement of Industrial Uses.

The location and arrangement of structures, parking, access drives, outdoor lighting, signs, storage areas, and other uses and developments in the planned industrial unit development shall be compatible with the existing and future land use plan. Off-street parking, loading, and service areas shall be provided in accordance with Sections 510 to 519, inclusive.

Section 614 Procedure to Secure Approval of Planned Unit Development.

The procedure in Sections 615 to 621, inclusive, shall be met before approval to develop land under the planned unit development is granted by the Zoning Commission and the Board of Zoning Appeals.

Section 615 Preliminary Development Plan.

Three copies of a preliminary development plan shall be submitted to the Zoning Commission for an approval in principle of the land uses proposed and their interrelationship. Approval in principle shall not be construed to endorse precise location of uses, configuration of parcels or engineering feasibility. Any preliminary development plan and text shall be prepared and endorsed by a qualified urban planner and shall include the following information presented in a general, schematic fashion:

1. Proposed location and size of the planned development;
2. Proposed land uses, population densities and building intensities;
3. Proposed parks, playgrounds, school sites and other open spaces;
4. Relation to existing and future land use in surrounding area;
5. Proposed provision of water, sanitary sewers, and surface drainage;
6. Proposed traffic circulation pattern indicating both public and private streets and access points to public rights-of-way;
7. A market analysis of proposed commercial uses, if the property is not zoned for commercial purposes at the time of submittal of the preliminary development plan;
8. Proposed schedule of site development; and
9. Evidence that the applicant has sufficient control over the land to carry out the proposed development plan within five years.

Section 616 Preliminary Development Plan Review.

The Zoning Commission shall review the preliminary development plan to determine if it is consistent with the intent and purpose of this Resolution; whether the proposed development advances the general welfare of the community and neighborhood; and whether the benefits, combination of various land uses and the interrelationship with the land uses in the surrounding area justify the deviation from standard district regulations. The Zoning Commission's approval in principle of the preliminary development plan shall be necessary before an applicant may submit a detailed development plan.

Section 617 Detailed Development Plan.

The detailed development plan shall be submitted in five copies and shall contain the following documents and supporting evidence, prepared and endorsed by a qualified professional team and which shall include an urban planner, licensed architect, registered land surveyor, registered civil engineer and registered landscape architect:

1. A survey of the proposed development site, showing the dimensions and bearings of the property lines, area in acres, topography, existing features of the development site, including specimen trees, structures, streets, easements, utility lines and land use;

2. A detailed development plan, which shall be in conformance with the approved preliminary plan, showing, as appropriate, all the information required on the preliminary development plan; the approximate location and size of lots; the approximate location and proposed density of dwelling units; nonresidential building intensity; and land use considered suitable for adjacent properties;
3. A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed project for various uses, the number of housing units proposed by type; estimated residential population by type of housing; estimated nonresidential population; proposed retail sales area and economic justification; anticipated timing for each unit; and standards for height, open space, building intensity, parking areas, population density and public improvements proposed for each unit of development whenever the applicant proposes an exception from standard zoning district or other regulations governing development;
4. Engineering feasibility studies and plans showing, as necessary, water, sewer and other utility installations; waste disposal facilities; surface drainage; street improvements; and nature and extent of earth work required for site preparation and development;
5. Site plan, showing building(s), various functional use areas, circulation and their relationship;
6. Preliminary building plans, including floor plans and exterior elevations;
7. Landscaping plans; and
8. Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.

Section 618 Basis of Approval.

The Zoning Commission may recommend that the Board of Zoning Appeals after a public hearing, approve the detailed development plan, provided the Zoning Commission finds that the facts submitted with the application and presented, at the hearings establish that:

1. The proposed development can be completed within five (5) years of the date of approval;
2. Each individual unit of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be

- attained; the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under standard district regulations;
3. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the planned development;
 4. Any proposed commercial development can be justified economically at the locations proposed to provide for adequate commercial facilities of the types proposed;
 5. Any exception from standard district requirements is warranted by the design and amenities incorporated in the detailed development plans, in accord with the planned unit development and the adopted policy of the Zoning-Commission and the Board of Township Trustees;
 6. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;
 7. The planned unit development is in general conformance with the comprehensive plan of the Township; and
 8. The existing and proposed utility services are adequate for the population densities and non-residential uses proposed.

Section 619 Action of the Zoning Commission and Board of Zoning Appeals.

The Zoning Commission shall deny the detailed development plan if from the facts presented the Zoning Commission is unable to make the necessary findings. The Zoning Commission shall certify to the Board of Zoning Appeals the approval, approval with specific amendments or disapproval of the detailed development plan within 30 days of the date of submission of said plan. If the Board of Zoning Appeals finds that the proposed planned unit development is consistent with the intent and purpose of this Resolution after a public hearing, it may authorize the zoning inspector to issue a zoning certificate permitting the planned unit development.

Section 620 Approval Period.

The zoning certificate for a Planned Unit Development shall be for a period of five years to allow the preparation and recording of the required subdivision plat and the development of the project. If no development has occurred to effectuate the plan within five years after approval is granted, the approval shall be voided and the land shall revert to the district regulations in which it is located. An extension of the time limit or modification of the approved development plan may be approved if the Zoning Commission and the Board of Zoning Appeals find that such extension or modification is not in conflict with the public interest. Partial completion/development of the PUD shall result in the remaining undeveloped land reverting to the district regulations in which it is located.

Section 621 Other Requirements.

Underground utilities, including telephone and electric systems, are required within the limits of all planned unit developments. Appurtenances to these systems which can be effectively screened may be exempt from this requirement if the Zoning Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.

ARTICLE VII
MOBILE HOMES AND MOBILE HOME PARKS

Section 700 Location of Mobile Homes.

Individual Mobile Homes are permitted only in Mobile Home Parks and mobile home communities.

Section 700-a Additional Requirements Applicable to Mobile Homes.

1. Two or more contiguous lots may be considered as one lot for the purposes of this resolution;
2. Provisions for sewage disposal must be made before a permit can be issued;
3. Setbacks shall be those already established for the area by precedent; a minimum setback from the street right-of-way line of 15 feet for 40 x 80 foot lots on allotments platted previous to June 8, 1972. Rear lot line setbacks shall not be less than 15 feet for those lots. Side yard setbacks shall be in accord with the requirements set down in the Schedule of District Regulations incorporated into Section 412. Skirting must be installed within 90 days after the mobile is set on the lot; (Ref. Section 706-13)
4. Structure must have a minimum of 3:12 roof pitch, conventional siding and a minimum 6 inch eave overhang, including appropriate rain gutters.
5. Each Mobile Home Site shall be developed with a mobile home stand and which may, at the option of the owner, be any of the following:
 - a. Standard footer and foundation – footer depth to 32 inches or more from completed grade line.
 - b. A poured concrete pad consistent with the size of the mobile home. The dimension of which shall not be less than the perimeter of the mobile home and not less than 5 inches thick, over a suitable coarse gravel underlayment of not less than 6 inches of gravel. The concrete shall be above the grade of the surrounding area to permit drainage of the pad.
6. Each mobile home stand shall be provided with at least four (4) tie-downs points to secure the mobile home to the stand.
7. All modular or factory-built homes must have a solid foundation consisting of footer or poured masonry walls built to Logan County building requirements.

Section 701 Location of Mobile Home Parks.

A mobile home park is a conditional use in the U-1 and R-2 Districts. Mobile home parks may be introduced in any district under planned unit development, provided a planned unit development in that district permits residential uses.

Section 703 Density.

The maximum density shall not exceed six (6) mobile homes per gross acre.

Section 704 Park Width and Depth.

The park shall have a minimum frontage of two hundred and fifty (250) feet. The ratio of width to depth shall not exceed one to five (1:5).

Section 705 Park Side and Rear Yards.

A side yard on each side of the park and a rear yard of thirty (30) feet or more shall be provided around the edge of the mobile home park. Such yards shall not be occupied by or counted as part of an individual mobile home site.

Section 706 Park Improvements.

The location and size of mobile home sites and structures within the mobile home park shall be in accordance with the following provisions:

8. Each mobile home site shall have a clearly defined minimum area of four thousand (4,000) square feet, with a minimum lot width of forty (40) feet, and a minimum depth of one hundred (100) feet. The minimum width of corner lots, however, shall be fifty (50) feet;
 - a) Each mobile home placed within the mobile home park or in any district on a single lot shall have a minimum of one thousand (1000) square feet of floor space.
9. There shall be a minimum clearance of twenty (20) feet between the individual mobile homes or trailers;
10. All mobile home parks shall meet the County street requirements and specifications currently in effect;
11. Walkways not less than three feet wide, which may abut street pavement, shall be provided from the mobile home sites to the service buildings. Such walkways shall be constructed of concrete having a minimum thickness of four (4) inches and lighted at night by not less than three-tenths (3/10) foot candle of artificial light;
12. Each mobile home site shall be developed with a mobile home stand of not less than ten (10) feet by fifty (50) feet and such mobile home stand shall be not less than ten (10) feet from the mobile home site boundary. The mobile home stand shall be constructed of a minimum of six (6) inches of concrete and provide two tie-down rings;
13. Each mobile home site shall be provided with a water outlet connected to an approved water supply and a connection to an approved sewer system;

14. Electricity, electrical outlets, and wiring shall be according to the current provisions of the National Electric Code published by the National Fire Protection Association;
15. The park shall provide service buildings, complying with all applicable building regulations, to house laundry facilities and supplemental toilet facilities.
16. The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water;
17. A safe, usable recreation area shall be conveniently located in each mobile home park, the size of which shall be determined at one thousand (1000) square feet per household or mobile home;
18. No mobile home site shall be located closer to any street right-of-way line than thirty (30) feet measured horizontally from the right-of-way line to the lot line of the mobile home site.
19. All telephone, electrical and other distribution lines shall be installed in underground conduits. No overhead lines shall be permitted. All underground utilities, sanitary sewers and drainage structures installed in streets or access roads shall be constructed prior to the surfacing of such roads;
20. Each mobile home in any district or trailers within a mobile home park shall be skirted, entirely enclosing the bottom section with a permanent type material, using materials generally accepted in such situations and acceptable to the zoning inspector within ninety (90) days after its placement;
21. The maximum height of mobile homes and accessory buildings shall not exceed twenty (20) feet;
22. If a central television antenna system is not provided, individual antennas shall not exceed six (6) feet above the roof line of the mobile home;
23. The storage and collection of garbage and refuse within each mobile home park shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, fire hazards, or air pollution. All garbage shall be stored in fly-tight, rodent-proof containers and shall be collected at least once weekly.
24. A poured concrete pad consistent with the size of the mobile home. The dimension of which shall not be less than the perimeter of the mobile home-and not less than 5 inches thick, over a suitable coarse gravel underlayment of not less than 6 inches of gravel. The concrete shall be above the grade of the surrounding area to permit drainage of the pad

Section 707 Hardship.

In the case that a mobile home is replaced with a newer mobile or manufactured home which places it in non-compliance to the Official Schedule of District Regulations or the Township Zoning Resolution, the Zoning Inspector may upon discretion issue a zoning permit to said

owner. In addition, in the case of an undue hardship such as illness that requires care or fire of home, an owner/parcel may temporarily (up to 6 months) reside/hold a mobile home on said parcel upon issuance of a conditional use permit from the Board of Zoning Appeals.

Article VIII
SIGNS AND ADVERTISING

Section 800 Sign Defined and Regulated.

Any device or display designated to inform or attract the attention of persons not on the premises on which the sign is located. No sign or advertising structure of any classification shall be permitted in any district except as provided in Sections 801 to 838, inclusive.

Section 801 Outdoor Advertising Structures Defined.

Any outdoor display for the purpose of advertisement, notice or announcement located apart from the premises or product referred to in the display.

Section 802 Measurement of Area.

The surface area of a sign shall be computed as including the entire area within a regular geometric form or combinations of regular, geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not being advertising matter shall not be included in computation of surface area.

Section 803 General Provisions.

Permits for all signs and outdoor advertising structures shall be granted by the zoning inspector in accordance with the requirements set forth in Sections 804 to 838, inclusive, except that no permit shall be required for any sign containing less than six (6) square feet of advertising area or advertising the sale, rent or lease of the premises on which the sign is located.

Section 804 Location and Area of Advertising Signs.

Signs not exceeding twelve (12) square feet in area and advertising the sale, rental or lease of the premises on which the sign is located shall be permitted on any property, except that the maximum size of such a sign in any residential district shall not exceed six (6) square feet.

Section 805 Area of Announcement and Professional Signs.

Announcement or professional signs for home occupations and professional activities where permitted shall not exceed four (4) square feet in area in the residential district and not more than six (6) square feet in other districts.

Section 806 Signs for Public or Quasi public Purposes.

Bulletin boards and signs for a church, school, community, or other public or quasi-public institutional building shall be permitted, provided the area of such bulletin board or sign shall not exceed fifteen (15) square feet.

Section 807 Wall Signs.

Wall signs pertaining to a nonconforming use shall be permitted on the same premises of such use, provided the area of such sign does not exceed fifteen (15) square feet.

Section 808 Use of Building Walls for Signs.

No building wall shall be used for display of advertising except that pertaining to the use carried on within such building.

Section 809 Temporary Signs.

Temporary signs not exceeding in the aggregate fifty (50) square feet announcing special public or institutional events or the erection of a building, the architect, the builders, contractors, etc., may be erected for a period of sixty (60) days plus the construction period.

Section 810 Signs and Public Right-of-Way.

No sign shall be placed in any public right-of-way except publicly-owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking on private property but bearing no advertising matter shall be permitted on any property.

Section 811 Government Flags and Insignia.

Flags and insignia of any government except when displayed in connection with commercial promotion shall be permitted on any property.

Section 812 Signs Required by Governmental Bodies.

Legal notices, identification, informational or directional signs erected or required by governmental bodies shall be permitted on any property.

Section 813 Electrically Illuminated Signs.

All wiring, fittings and materials used in the construction, connection and operation of electrically illuminated signs shall be in accordance with the provisions of the National Electric Code and applicable local electric codes in effect.

Section 814 Marking of Signs.

All signs hereafter installed or erected shall be plainly marked with the name of the person, firm, or corporation installing or erecting such sign.

Section 815 Attachment of Signs.

No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window giving access to any fire escape.

Section 816 Inspection of Electrical Signs.

No electrical sign of any description shall hereafter be erected without having first been inspected on the ground and approved by the Zoning Inspector or his authorized agent. It shall be the duty of the erector of such sign to notify the zoning inspector when such sign is ready for aforesaid ground inspection.

Section 817 Maintenance of Signs.

Should any sign be or become insecure or in danger of falling or otherwise unsafe, the owner thereof or the person maintaining the same shall, upon receipt of written notice from the Zoning Inspector, proceed at once to put such sign in a safe and secure condition or remove the sign.

Section 818 Signs Installed in Violation of Requirements.

In case any sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this Resolution the Zoning Inspector shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this Resolution.

Section 819 Signs in Commercial and Industrial Districts.

Except as provided in the following sentence in a commercial or industrial district, each business shall be permitted one flat or wall sign. In the case of an area within an M-2 Heavy Manufacturing District, each business shall be permitted two flat or wall signs. Projection of wall signs shall not exceed two (2) feet as measured from the face of the main building.

Section 820 Area of Permanent Advertising Signs.

The area of all permanent advertising signs for any single business enterprise shall be limited according to the width of the building or part of building occupied by such enterprise. For the purposes of this section, width shall be measured along the building face nearest and parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area of the sign.

Section 821 Free Standing Signs.

Except as provided in the following sentence, free-standing signs not over thirty (30) feet in height, having a maximum total sign area of one hundred (100) square feet per display area and located not closer than ten (10) feet to any street right-of-way line and not closer than thirty (30) feet to any adjoining lot line, may be erected to serve a group of business establishments, and there shall be only one free-standing sign for each building, regardless of the number of businesses conducted in said building. In the case of an area within an M-2 Heavy Manufacturing District, there shall be permitted two (2) free-standing signs not over five (5) feet in height nor twenty (20) feet in length, each having a maximum total sign area of one hundred (100) square feet per display area and located not closer than ten (10) feet to any street right-of-way line and not closer than thirty (30) feet to any adjoining lot line. The setback requirement contained herein for signs in the M-2 Heavy Manufacturing District shall apply in lieu of any other setback requirements for signs contained in this Resolution.

Section 822 Attachments to Wall Signs.

Every wall sign projecting out from the face of the building shall be securely attached to the building wall structure, or suitable metal posts located within the lot lines by iron or metal anchors, bolts, supports, chains, stranded cables or steel rods. No such sign shall project into the street right-of-way or be supported from a street, road or sidewalk.

Section 823 Pole Signs.

Pole signs of symbolical design shall be permitted for business establishments, provided no part of such sign shall project into the right-of-way of any street or highway; the maximum area of any face of such sign shall not exceed thirty (30) square feet; and the pole support of the sign shall not be less than fifty (50) feet from any lot in any residential district.

Section 824 Area of Business Advertising Signs.

The area of all permanent advertising signs for any single business enterprise may have an area equivalent to one and one-half square feet of sign area for each lineal foot of width of a building, or part of a building occupied by such enterprise, but shall not exceed a maximum area of one hundred (100) square feet.

Section 825 Roof Signs.

No sign shall be placed on the roof of any building.

Section 826 Political Signs.

No political sign shall be posted in any place or in any manner that is destructive of public property upon posting or removal. All candidates for public office, their campaign committees, or other persons responsible for the posting on public property of campaign material shall remove such material within two (2) weeks following Election Day.

Section 827 Sign Setback Requirements.

Except as provided in this Resolution signs and outdoor advertising structures where permitted shall be set back from the established right-of-way line of any street or highway at least as far as the required front yard depth for a principal use in such district except for the modifications in Sections 828 to 831, inclusive.

Section 828 Increased Setbacks.

For every square foot by which such sign or outdoor advertising structure exceeds fifty (50) square feet, the setback shall be increased by one-half (1.5) foot but need not exceed one hundred (100) feet.

Section 829 Setbacks at the Intersection of Highways.

At the intersection of any state, federal or major local highway with a major or collector street, the setback of any sign or outdoor advertising structure shall not be less than fifty (50) feet from the established right-of-way of each highway or street.

Section 830 Setbacks for Public and Quasi-public Signs.

Real estate signs and bulletin boards for a church, school or any other public or quasi-public, religious or educational institution may be erected not less than ten (10) feet from the established right-of-way line of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersections.

Section 831 Special Yard Provisions.

Signs and advertising structures where permitted shall be erected or placed in conformity with the side and rear yard requirements of the district in which located except no sign or advertising structure shall be erected or placed closer than within fifty (50) feet to a side or rear lot line in any residential district.

Section 832 Illumination.

All signs and advertising structures except as hereinafter modified may be illuminated internally or by reflected light provided the source of light is not directly visible and is so arranged as to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights.

Section 833 Subdivision Signs.

Upon application to the zoning inspector, a permit may be issued as a conditional use in accordance with this Resolution allowing a land-sales sign, provided that the sign shall not be illuminated; the sign shall advertise the sale or development of a recorded lot subdivision; the sign shall be erected only upon the property for sale or being developed and shall be set back from the street right-of-way at least one (1) foot for each square foot of sign area; the sign shall not be in excess of thirty (30) square feet; not more than one such sign shall be placed along single road frontage of any property in single and separate ownership, provided that not more than two (2) such signs may be permitted in

any single development; and a permit for the erection, construction or maintenance of said sign shall expire within one (1) year.

Section 834 Sign Permits Required.

A separate permit shall be required for the erection of signs regulated in this Resolution, except that no permit shall be required for temporary real estate signs with an area of twelve (12) square feet or less, for the sale or lease of property and for small announcement signs with an area of less than four (4) square feet. Announcement signs shall be removed by the person or persons responsible for posting same within thirty (30) days after erection.

Section 835 Drawings and Specifications.

Clear drawings and specifications shall be made of the proposed sign indicating the location, nature, and quality of material, full dimensions in figures, supports, manner of erecting, manner of fastening the sign to the structure, number and the weight of the sign. Such plans to be made on blank forms furnished by the Zoning Inspector, signed by the owner or tenant of property for which sign is to be used and by the erecting contractor.

Section 836 Signs Interfering With Traffic Control or Movement Prohibited.

No person shall place, maintain or display upon or in view of any highway any unauthorized sign, signal, marking or device which purports to be or is an imitation of or resembles a traffic control device or railroad sign or signal, or which attempts to direct the movement of traffic; or which hides from view or interferes with the effectiveness of any traffic control device or any railroad sign or signal; and no person shall place or maintain, nor shall any public authority permit upon any highway, any traffic sign or signal bearing thereon any commercial advertising. This section does not prohibit the erection upon private property adjacent to highways of signs giving useful directional information of a type that cannot be mistaken for traffic control devices. Every such prohibited sign, signal, marking, or device is a public nuisance, and the authority having jurisdiction over the highway may remove the same or cause it to be removed.

Section 837 Exemptions.

Public notices by governmental bodies, traffic control signs and other official signs and notices are exempt from the provisions of this Resolution.

Section 838 Off-Premise Signs (Billboards).

A distance of one thousand (1000) feet is to be maintained between commercial free-standing off-premise signs (billboards).

ARTICLE IX NON-CONFORMING USES

Section 900 Intent.

~~At the time of adoption or amendment of this resolution~~ Within the districts established by this Resolution or amendments that may later be adopted, there ~~may~~ exist lots, structures, uses of land and structures and characteristics of use which were lawful before this Resolution was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Resolution or future amendment ~~thereto~~. It is the intent of this Resolution to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Resolution that non-conformities shall not be enlarged upon, expanded or extended, not be used as grounds for adding other structures or uses prohibited elsewhere in the same district, ~~except as may otherwise be permitted by this Resolution.~~

Section 901 Incompatibility of Non-Conforming Uses.

Non-conforming uses are declared by this Resolution to be incompatible with permitted uses in the districts involved. A non-conforming use of a structure, ~~a non-conforming use of land, or a non-conforming use of a structure and land~~ in combination shall not be extended or enlarged after passage of this Resolution. ~~In addition, the~~ by attachment on a building or premises of additional signs intended to be seen from off the premises, or ~~by the addition of other uses,~~ of a nature which would be prohibited generally in the district ~~involved~~ ~~are prohibited.~~

Section 902 Avoidance of Undue Hardship.

To avoid undue hardship, nothing in this Resolution shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Resolution, and upon which actual building construction has been carried on diligently. "Actual construction" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation ~~or~~, demolition or removal of an existing building has substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently. Where a building is removed or destroyed, all debris shall be removed in accordance with Section 570 of this Zoning Resolution.

Section 903 Non-Conforming Lots of Record.

~~At the time of adoption or amendment of this Resolution there may exist lots of record that do not conform to the requirements for lot width and or lot area established by this Resolution or amendment. Nothing in this Resolution shall prevent the construction of dwellings, buildings, structures, or accessory uses or structures on these non-conforming lots of record provided the following:~~

- ~~1. The proposed dwellings, buildings, structures, or accessory uses are permitted within the district established by this Resolution.~~
- ~~2. Such lot shall be in separate ownership and not of continuous frontage with other lots in the same ownership.~~
- ~~3. The construction of dwellings, buildings, structures, or accessory uses shall meet all requirements established by this Resolution other than for lot area and lot width.~~

4. **Variance from all other requirements shall be obtained only through action of the Board of Zoning Appeals.** ~~In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Resolution, notwithstanding limitations imposed by other provisions of this Resolution. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Board of Zoning Appeals.~~

Section 904 Non-Conforming Lots of Record in Combination.

~~If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record At the time of adoption passage or amendment of this Resolution, there may exist lots of record that do not meet the requirements of this Resolution for lot area and/or lot width. Where two or more of these lots adjoin with continuous frontage under a single ownership the lots involved shall be considered to be an undivided parcel for the purposes of this Resolution. and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Resolution and No portion of said undivided parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Resolution, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this Resolution.~~

Section 905 Non-Conforming Uses Of Land.

Where at the time of **adoption passage or amendment** of this Resolution lawful use of land exists, which would not be permitted by the regulations imposed by this Resolution, the use may be continued so long as it remains otherwise lawful, provided **the following**:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Resolution;
2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Resolution;
3. If any such non-conforming use of land **has been willfully abandoned** ceases for any reason for a period of more than **24 months** ~~30 days~~, any subsequent use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located; and,
4. No additional structure not conforming to the requirements of this Resolution shall be erected in connection with such non-conforming use of land.

Section 906 Non-Conforming Structures.

Where a lawful structure exists at the effective date of adoption or amendment of this Resolution that could not be built under the terms of this Resolution by reason of restrictions

on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity;
2. ~~Should such~~ Any non-conforming structure or non-conforming portion of structure ~~which is removed, partially removed, damaged, be destroyed, or partially destroyed~~ by any means to an extent of more than ~~50~~ 60 percent of its ~~then fair market value~~ replacement cost at time of ~~such removal, damage, or destruction~~, may be restored to its prior condition and the same use or occupancy or resumed, provided that the total cost of such restoration does not exceed 60 percent of its then fair market value; and provided further that such restoration is started within 1 year after such removal, damage, or destruction and is diligently pursued to completion. ~~It shall not be reconstructed except in conformity with provision of this Resolution; and,~~
3. ~~Should such~~ Any non-conforming structure ~~which is removed, partially removed, damaged, destroyed, or partially destroyed~~ by any means by more than 60 percent of its then fair market value shall eliminate the non-conforming use of such structure or structure and land in combination, and shall not be repaired or reconstructed except in conformity with this Resolution. ~~be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.~~
4. ~~Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the district in which it is located after it is moved. Any structure may be rebuilt on the same footprint or foundation on a non-conforming lot, but such structure shall not be enlarged.~~

Section 907 Non-Conforming Uses of Structures or of Structures and Premises in Combination.

If lawful use involving individual structures with a replacement cost of \$1,000 or more, or of a structure and premises ~~land~~ in combination, exists at the effective date of adoption or amendment of this Resolution that would not be allowed in the district under the terms of this Resolution ~~or amendment~~, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this Resolution in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Resolution but no such

- use shall be extended to occupy any land outside such building ~~that was not used for such non-conforming use at the time of adoption or amendment of this resolution.~~
3. If no structural alterations are made, any non-conforming use of a structure, or structure and ~~land in combination premises,~~ may ~~upon, upon application to and approval as a special exception be changed to another non-conforming use provided that~~ by the Board of Zoning Appeals ~~as a Conditional Use, be changed to another non-conforming use provided that, in addition to any other criteria, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change,~~ the Board of Zoning Appeals ~~finds after consideration of the nature, predominate character, and intensity of the proposed use and the size, dimensional requirements, and other regulatory characteristics of the proposed use, that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use and that the size, dimensional requirements, traffic generation, signage needs, parking requirements and other regulatory characteristics are not greater than the existing non-conforming use. The Board of Zoning Appeals may require appropriate conditions and safeguards in accordance~~ with ~~other~~ the provisions of this Resolution.
 4. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district and the non-conforming use may not thereafter be resumed.
 5. When a non-conforming use of a structure, or structure and ~~premises~~ ~~land in combination,~~ is ~~willfully~~ discontinued or abandoned for ~~six (6) consecutive~~ ~~24 months or for eighteen (18) months during any three-year period~~ (except when government action impedes access to the premises), the structure, or structure and ~~land premises in combination,~~ shall not thereafter be used except in conformity with the regulations of the district in which it is located.
 - ~~6. Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than fifty (50%) of the replacement cost at time of destruction.~~
 - ~~7. Any structure may be rebuilt on the same footprint or foundation on a non-conforming lot, but such structure shall not be enlarged.~~

Section 908 Repairs and Maintenance.

On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done ~~in any period of twelve (12) consecutive months~~ on ordinary repairs, or on repair or replacement of ~~non-bearing walls, fixtures, wiring, or plumbing,~~ provided that the following :

1. The cubic content of the structure existing when it becomes non-conforming shall not be increased through such repairs or maintenance. ~~If a non-conforming structure or portion of a structure containing a non-conforming use become physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.~~
2. Nothing in this Resolution shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

Section 909 ~~Uses Under Conditional Use Provisions not Non-Conforming Uses.~~

~~Under some circumstances a use of property, typically considered more intense than other uses permitted in the zoning district in which it is located, may be determined to be desirable and compatible with other permitted uses if additional standards are applied to control and regulate the more intense use. These uses are listed as "Conditional Uses" within each of the zoning districts.~~ Any use which is permitted as a conditional use in a district under the terms of this Resolution, other than a change through the Board of Zoning Appeals action from a non-conforming use to another use not generally permitted in the district, shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use.

ARTICLE X
ADMINISTRATION AND ENFORCEMENT

Section 1000 Office of Zoning Inspector Created.

A Zoning Inspector, designated by the Board of Township Trustees, shall administer and enforce this Resolution. He or she may be provided with the assistance of such other persons as the Board of Township Trustees may direct. If the Zoning Inspector shall find that any of the provisions of this Resolution are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He or she shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this Resolution to ensure compliance with or to prevent violation of its provisions.

Section 1001 Zoning Permits Required.

No building or other structure shall be erected, moved, added to or structurally altered without a permit therefore, issued by the Zoning Inspector. No Zoning permit shall be issued by the zoning inspector except in conformity with the provisions of this Resolution unless he receives a written order from the Board of Zoning Appeals in the form of an administrative review, conditional use, or variance as provided by this Resolution.

Section 1002 Application for Zoning Permit.

All applications for zoning permits shall be accompanied by plans in triplicate and drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The placement of survey pins are required of all zoning permits. The application shall include such other information as lawfully may be required by the Zoning Inspector, including existing or proposed building or alteration; existing or proposed uses of the building and land; the number of families, housekeeping units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this Resolution. One copy of the plans shall be returned to the applicant by the Zoning Inspector after he or she shall have marked such copy either as approved or disapproved and attested to same by his or her signature on such copy. The original and one copy of the plans, similarly marked, shall be retained by the Zoning Inspector.

Section 1003 Zoning Certificates Required.

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a Zoning Certificate shall have been issued therefore by the Zoning Inspector stating that the proposed use of the building or land conforms to the requirements of this Resolution. If a building or premises is created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure without obtaining a zoning permit, the Zoning Inspector shall double the cost of the permit.

Section 1004 Zoning Certificates for a Non-Conforming Use Required.

No non-conforming structure or use shall be maintained, renewed, changed, or extended unless and until approved by the Board of Zoning Appeals and a zoning certificate shall thereupon have been issued by the zoning inspector. The zoning certificate shall state specifically wherein the non-conforming use differs from the provisions of this Resolution, provided that upon enactment or amendment of this Resolution, owners or occupants of non-conforming uses or structures shall have six (6) months to apply for zoning certificates. Failure to make such application within six months shall be presumptive evidence that the property was not in conforming use at the time of enactment or amendment of this Resolution.

Section 1005 Issuance of Zoning Certificates.

No permit for erection, alteration, moving or repair of any building shall be issued until an application has been made for a zoning certificate, and the certificate shall be issued in conformity with the provisions of this Resolution upon completion of the work.

Section 1006 Temporary Zoning Certificate.

A temporary zoning certificate may be issued by the Zoning Inspector for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion, provided that such temporary zoning certificate may include such conditions and safeguards as will protect the safety of the occupants and the public.

Section 1007 Record of Zoning Certificates.

The Zoning Inspector shall maintain a record of all zoning certificates, and a copy shall be furnished upon request to any person. Appropriate fees as set forth in Section 1023 apply.

Section 1008 Failure to Obtain a Zoning Certificate.

Failure to obtain a zoning certificate shall be a violation of this Resolution and punishable under Section 1025 of this Resolution.

Section 1009 Expiration of Zoning Permit.

If the work described in any ~~building~~ zoning permit has not begun within 180 days from the date of issuance thereof, said permit shall expire. It shall be cancelled by the Zoning Inspector and written notice thereof shall be given to the persons affected. If the work described in any building permit has not been substantially completed within one year of the date of issuance thereof, said permit shall expire and be cancelled by the zoning inspector, and written notice thereof shall be given to the persons affected together with notice that further work as described in the cancelled permit shall not proceed unless and until a new building permit has been obtained.

Partially constructed dwellings or other structures shall be deemed a hazard to the health, safety, and welfare of the community at-large and, therefore, shall be removed by order of the Zoning Inspector and at the expense of the property owner.

Section 1010 Construction and Use To Be as Provided in Applications, Plans, Permits and Zoning Certificates.

Zoning Permits issued on the basis of plans and applications approved by the Zoning Inspector authorize only the use, arrangement or construction as specified in the permit. Use, arrangement or construction at variance with that authorized

shall be deemed violation of this Resolution and punishable as provided by Section 1025 hereof.

Section 1011 Issuance of Zoning Permit for Projects Requiring Site Plan Review.

The zoning inspector shall not issue a zoning certificate for any application requiring site plan review by the Zoning Commission and/or the Board of Zoning Appeals, namely planned unit development (Article VI) and mobile home parks (Article VII), unless the site plan has been approved by the Zoning Commission and/or the Board of Zoning Appeals.

Section 1012 Board of Zoning Appeals Established.

A Board of Zoning Appeals is hereby established, which shall consist of five members to be appointed by the Board of Township Trustees each for a term of five years, except the initial appointments shall be one each for one, two, three, four and five year terms. Each member shall be a resident of the unincorporated area of Washington Township. Members of the Board of Zoning Appeals may be removed from office by the Board of Township Trustees for cause upon written charges and after public hearing. Vacancies shall be filled by resolution of the Board of Township Trustees for the unexpired term of the member affected.

Section 1013 Proceedings of the Board of Zoning Appeals.

The Board of Zoning Appeals shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this Resolution. Meetings shall be held at the call of the chairman and at such other times as the Board of Zoning Appeals may determine. The chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the Board of Zoning Appeals.

Section 1014 Hearings, Appeals, Notice.

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Resolution may be taken by any person aggrieved or by any officer or bureau of the governing body of the Township affected by any decision of the Zoning Inspector. Such appeals shall be taken within a reasonable time, not to exceed sixty (60) days or such lesser period as may be provided by the rules of the Board of Zoning Appeals, by filing with the Zoning Inspector and with the Board of Zoning Appeals a notice of appeal specifying the grounds thereof. The Zoning Inspector shall forthwith transmit to the Board of Zoning Appeals all papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a reasonable time for the hearing of appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or attorney.

Section 1015 Stay of Proceedings.

An appeal stays all proceedings in furtherance of the action appealed from, unless the zoning inspector from whom the appeal is taken certifies to the Board of Zoning Appeals after the notice of appeal is filled with him or her that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril of life and property. In such case proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Zoning Appeals, or by a court of record on application on notice to the Zoning Inspector from whom the appeal is taken and on due cause shown.

Section 1016 Powers and Duties of the Board of Zoning Appeals.

The Board of Zoning Appeals shall have the powers and duties set forth in Section 1017 to 1027, inclusive.

Section 1017 Administrative Review.

The Board of Zoning Appeals shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of this Resolution.

Section 1018 Conditional Uses.

The Board of Zoning Appeals shall hear and decide only such conditional uses as the Board of Zoning Appeals specifically authorized to pass on by the terms of this Resolution; decide such questions as are involved in determining whether conditional uses should be granted; and grant conditional uses with such conditions and safeguards as are appropriate under this Resolution, or deny conditional uses when not in harmony with the purpose and intent of this Resolution. A conditional use shall not be granted by the Board of Zoning Appeals unless and until:

1. A written application for a conditional use is submitted indicating the section of this Resolution under which the conditional use is sought and stating the grounds on which it is requested;
2. Notice shall be given at least ten (10) days in advance of public hearing. The owner of the property for which conditional use is sought or his agent shall be notified by certified mail. Notice of such hearings shall be posted on the property for which conditional use is sought, at the Township Hall and in one other public place at least ten (10) days prior to the public hearing;
3. The public hearing shall be held. Any party may appear in person, or by agent or attorney;
4. The Board of Zoning Appeals shall make a finding that it is empowered under the section of this Resolution described in the application to grant the conditional use and that the granting of the conditional use will not adversely affect the public interest;
5. Before any conditional use shall be issued, the Board of Zoning Appeals shall make written findings certifying compliance with the specific rules governing individual conditional uses and that satisfactory provisions and arrangement has been made concerning the following, where applicable:
 - a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
 - b. Off-street parking and loading areas where required, with particular attention to the items in (a .) above and the economic, noise, glare or odor effects of the

- conditional use on adjoining properties and properties generally in the district;
- c. Refuse and service areas, with particular reference to the items in (a .) and (b .) above;
- d. Utilities, with reference to locations, availability, and compatibility;
- e. Screening and buffering with reference to type, dimensions, and character;
- f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
- g. Required yards and other open space;
- h. General compatibility with adjacent properties and other property in the district.

Section 1019 Variances, Conditions Governing Applications and Procedures.

To authorize upon appeal in specific cases such variance from the terms of this Resolution as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Resolution would result in unnecessary hardship. No non-conforming use of neighboring lands, structures or buildings in the same district and no permitted or non-conforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance. A variance from the terms of this Resolution shall not be granted by the Board of Zoning Appeals unless and until:

1. A written application for a variance is submitted demonstrating:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;
 - b. That literal interpretation of the provisions of this Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Resolution;
 - c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Resolution to other lands, structures, or buildings in the same district.
2. Notice of public hearing shall be given as in Section 1018(2) of this Resolution;
3. The public hearing shall be held. Any party may appear in person, or by agent or attorney;
4. The Board of Zoning Appeals shall make findings that the requirements of Section 1019(1) have been met by the applicant for a variance;

5. The Board of Zoning Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;
6. The Board of Zoning Appeals shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Resolution and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Section 1020 Supplementary Conditions and Safeguards May Be Prescribed.

In granting any variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Resolution and punishable under Section 1025 of this Resolution. Under no circumstances shall the Board of Zoning Appeals grant a variance to allow a use not permissible under the terms of this Resolution in the district involved, or any use expressly or by implication prohibited by the terms of this Resolution in said district.

Section 1021 Board has Powers of Zoning Inspector on Appeals Reversing Decision of Zoning Inspector. In exercising the powers in Section 1017 to 1020, inclusive, the Board of Zoning Appeals may, so long as such action is in conformity with the terms of this Resolution, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement decision or determination as ought to be made, and to that end shall have the powers of the Zoning Inspector from whom the appeal is taken. The concurring vote of four members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Inspector, or to decide in favor of the applicant on any matter upon which it is required to pass under this Resolution or to effect any variation in the application of this Resolution.

Section 1022 Duties of Zoning Inspector, Board of Zoning Appeals, Governing Body and Courts on Matters of Appeal. It is the intent of this Resolution that all questions of interpretation and enforcement shall be first presented to the zoning inspector, and that such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the Zoning Inspector, and that recourse from the decisions of the Board of Zoning Appeals shall be to the courts as provided by law. It is further the intent of this Resolution that the duties of the Board of Township Trustees in connection with this Resolution shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this Resolution. Under this Resolution the Board of Township Trustees shall have only the duties of considering and adopting or rejecting proposed amendments or the repeal of this Resolution as provided by law, and of establishing a schedule of fees and charges as stated in Section 1023 of this Resolution.

Section 1023 Schedule of Fees, Charges and Expenses.

The Board of Township Trustees shall establish a schedule of fees, charges, and expenses and a collection procedure for zoning permits, zoning certificates, appeals and other matters pertaining to this Resolution. The schedule of fees shall be posted in the office of the Zoning Inspector, and may be altered or amended only by the Board of Township Trustees. Until all applicable fees, charges and expenses have been paid in full no action shall be taken on any application or appeal.

Section 1024 Complaints Regarding Violations.

Whenever a violation of this Resolution occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Inspector. He shall record properly such complaint, immediately investigate and take action thereon as provided by this Resolution.

Section 1025 Penalties for Violation.

Violation of the provisions of this Resolution or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional uses) shall constitute a misdemeanor. Any person who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than maximum penalty allowable for minor misdemeanor offenses under Ohio Revised Code, section 2929-28 (A) (b), and in addition shall pay all costs and expenses involved in the case. Such sum may be recovered in a court of jurisdiction in Logan County by the legal representative of the township, in the name of the township and for the use thereof. Each day such violation continues shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Board of Trustees from taking such other lawful action as is necessary to prevent or remedy any violations.

ARTICLE XI AMENDMENTS

Section 1100 General Requirements.

Whenever the public necessity, convenience, general welfare or good zoning practices require, the Board of Township Trustees may by Resolution and—after receipt of recommendation thereon from the Zoning Commission and subject to the procedures provided by law—amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property. It shall be the duty of the Zoning Commission to submit its recommendations regarding all applications or proposals for amendments to the Board of Township Trustees.

Section 1101 Procedure for Change in Zoning Districts.

Applications for any change of district boundaries or classifications of property as shown on the Official Zoning Map shall be submitted to the Zoning Commission at its public office upon such forms, and shall be accompanied by such data and information as may be prescribed for that purpose by the Zoning Commission so as to assure the fullest practicable presentation of facts for the permanent record. Each proposal for a zone change shall be accompanied by a reproducible vicinity map at a scale approved by the Zoning Inspector showing the property lines and streets of existing and proposed zoning. Each such application shall be verified by at least one of the owners or lessees of property within the area proposed to be reclassified attesting to the truth and correctness of all facts and information presented with the applications. Applications for amendments initiated by the Zoning Commission shall be accompanied by its motion pertaining to such proposed amendment. The procedure for amendment of the Zoning Resolution shall follow the Ohio Revised Code, Chapter 519.

Section 1102 Application Fees.

At the time that an application for a change of zoning districts is filed with the Zoning Commission, as provided herein, a fee shall be paid to the Zoning Inspector, who shall deliver same to the Township Clerk, for investigation, legal notices, and other expenses incidental to the determination of the zoning change. . Such sums so deposited shall be credited to the general fund of the Township. Refer to the Washington Township Zoning Permit Fee Schedule for these fees

ARTICLE XII DEFINITIONS

Interpretation of Terms or Words:

For the purpose of this Resolution, certain terms or words used herein shall be interpreted as follows:

1. The word "person" includes a firm, association, organization;
2. Partnership, trust, company or corporation, as well as an individual;
3. The present tense includes the future tense, the singular number includes the plural and the plural number includes the singular;
4. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement and the word "should" is a preferred requirement;
5. The words "used" or "occupied" include the words "intended, designed or arranged to be used or occupied;" and
6. The word "lot" includes the words "plot" or "parcel."

Accessory Use or Structure. A use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure.

Adult Entertainment Facilities. A facility having a significant portion of its function as adult entertainment which includes the following listed categories:

1. Adult Bookstore. An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting or relating to "specified sexual activities" or "specified anatomical areas" as herein defined or an establishment with a segment or section devoted to the sale or display of such material.
2. Adult Booth. Any area of a sexually oriented business establishment or tattoo parlor set off from the remainder of such establishment by one or more walls or other dividers or partitions and used to show, play, or otherwise demonstrate any adult materials or to view any live performance that is distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities."
3. Adult Material. Any of the following, whether new or used:
 - a. Books, magazines, periodicals, or other printed matter, or digitally stored materials that are distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities."

- b. Films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities."
 - c. Instruments, novelties, devices, or paraphernalia that are designed for use in connection with "specified sexual activities" or that depict or describe "specified anatomical areas."
4. Adult Mini Motion Picture Theatre. A facility with a capacity for less than fifty (50) persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
 5. Adult Motion Picture Theatre. A facility with a capacity of fifty (50) or more persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
 6. Adult Entertainment Business. Any establishment involved in the sale or services or products characterized by the exposure or presentation of "specified anatomical areas" or physical contact of live males or females, and which is characterized by salacious conduct appealing to prurient interest for the observation or participation in by patrons. Services or products included within the scope of adult entertainment business are photography, dancing, reading, massage, and similar functions which utilize activities as specified above.

Agriculture. "Agriculture" as per Ohio Revised Code 519.01 shall include farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and furbearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber, pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Alley. See Thoroughfare

Alterations, Structural. Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

Animal Feed Lot. Means a paved animal feeding or holding area or other lot, pen, yard, or other feeding or holding area where grass or other suitable vegetative cover is not maintained.

Automotive Repair. The repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision services, painting, and steam cleaning of vehicles.

Basement. A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

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

Building, Accessory. A subordinate building detached from but located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use.

Business, Convenience-Type Retail. Retail businesses whose market area is the neighborhood or part of the community, which provides convenience-type goods and personal services for the daily needs of the people within the residential area. Uses include, but not limited to, drugstores, beauty salons, barber shops, carry-outs, dry cleaning and laundry facilities, supermarkets, etc.

Business, Drive-in. Any business, structure, or premise which is designed primarily to serve occupants of motor vehicles without the occupants having to leave the vehicle.

Business, Service. Any profit making activity which renders primarily service to the public or to other commercial or industrial enterprises. Some retail sales may be involved in connection with the services rendered.

Building, Height. The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs and the mean height between eaves and ridge for gable, hip, and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.

Building Line. See setback line.

Building, Principal. A building in which is conducted the main or principal use of the lot on which said building situated.

Building, Service. Any profit making activity which renders primarily services to the public or to other commercial or industrial enterprises. Some retail sales may be involved in connection with the service rendered.

Building, Shopping-Type Retail. A retail or service business which supplies a wide variety of comparison goods and services to consumers in a market area that includes the community or an area greater than a community. Examples of shopping-type businesses are furniture stores, automobile sales and service and clothing shops.

Channel. A natural or artificial watercourse of perceptible extent with bed and banks to confine and conduct continuously or periodically flowing water.

Clinic. A place used for the care, diagnosis and treatment of sick, ailing infirm or injured persons, and those who are in need of medical and surgical attention but who are: Not provided with board or room or kept overnight on the premises.

Club. A building or portion thereof or premises owned or operated by a person for a social, literary, political, educational, fraternal, or recreational purpose primarily for the exclusive use of members and their guests.

Comprehensive Development Plan. A plan, or any portion thereof, adopted by the Regional Planning Commission and the Board of County Commissioners showing the general location and extent of present and proposed physical facilities, including housing, industrial and commercial uses, major thoroughfares, parks, schools and other community facilities. This plan established the goals, objectives, and policies of the community.

Conditional Use. A use permitted within a district other than a principally permitted use, requiring a conditional use permit and approval of the Board of Zoning Appeals. Conditional uses permitted in each district are listed in the Official Schedule of District Regulations.

Conditional Use Permit. A permit issued by the Zoning Inspector upon approval by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district.

Corner, Lot. See Lot Types.

Cul-de-Sac. See Thoroughfare.

Dead-end Street. See Thoroughfare.

Density. A unit of measurement; the number of dwelling units per acre of land:

1. Gross Density - the number of dwelling units per acre of the total land to be developed.
2. Net Density - the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

Dwelling. Any building or structure, (except a house trailer or mobile home as defined hereafter) which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

Dwelling, Mobile Home. A modular unit built on a chassis with body width exceeding eight (8) feet and body length exceeding thirty two (32) feet, designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities.

Double-wide or Triple-wide. A mobile home consisting respectively of two or three sections combined horizontally at the site to form a single dwelling while still retaining their individual chassis for possible future movement.

Expandable Mobile Home. A mobile home with one or more room sections that fold, collapse or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.

Dwelling, Modular Unit. A factory-fabricated transportable building designed to be used by itself or to be incorporated with similar units at a building site into a modular structure. The term is intended to apply to major assemblies and does not include prefabricated panels, trusses, plumbing trees and other prefabricated sub-elements, which are to be incorporated into a structure at the site.

Dwelling, Multi-Family. A dwelling consisting of two or more dwelling units including condominiums with varying arrangements of entrances and party walls.

Dwelling, Sectional Unit. A dwelling made of two or more modular units transported to the home site, put on a foundation and joined to make a single dwelling.

Dwelling, Single Family. A dwelling consisting of single dwelling unit only and separated from other dwelling units by open space.

Dwelling, Rooming House (Boarding House, Lodging House or Dormitory). A dwelling or part thereof, other than a hotel, motel or restaurant where meals and/or lodging are provided for compensation for three or more unrelated persons where no cooking or dining facilities are provided in the individual rooms.

Dwelling Unit. Space within a dwelling comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing and toilet facilities, all used by only one family and its household employees.

Easement. Authorization by a property owner of any designated part of his property by another for a specified purpose.

Essential Services. The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electrical, water transmission, or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

Fair Market Value. The "Fair Market Value" as used herein shall first be determined to be the current value of structures as carried by the Logan County Auditor. If such value is disputed by the owner of the structures, or the township, the township may elect to hire a licensed third party appraiser to determine the value. Said appraiser shall be hired by the township and, in the event of a dispute by the property owner, may require reimbursement from the property owner for such fees as necessary. If the township shall require reimbursement, the township shall solicit fees for the appraisal in advance of the start of work, and shall provide the property

owner with a copy of the fee proposal and a notice to deliver a check to the township for such fees prior to the commission of the appraisal.

Family. One or more related persons occupying a single dwelling unit.

Flood Plain. That land including the flood fringe and the floodway subject to inundation by a regional flood.

Flood, Regional. Large floods which have previously occurred or which may be expected to occur on a particular stream because of like physical characteristics. The regional flood generally has an average frequency of the one hundred (100) year recurrence interval flood.

Floodway. That portion of the flood plain, including the channel, which is reasonably required to convey the regional flood waters. Floods of less frequent recurrence are usually contained completely within the floodway.

Floodway Fringe. That portion of the flood plain, excluding the floodway, where development may be allowed under certain restrictions.

Floor Area of a Residential Building. The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use and attached garages, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.

Floor Area of a Non-Residential Building for use in calculating parking requirements). The floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms.

Floor Area, Usable. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

Food Processing. The preparation, storage or processing of food products. Examples of these activities include bakeries, dairies, canneries, meat processing plants and similar activities.

Forestry. The propagation and harvesting of forest trees.

Gasoline Service Station. Buildings and premises where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail.

Home Occupation. An occupation conducted in a dwelling unit, provided that: No more than one person other than members of the family residing on the premises shall be engaged in such occupation. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than thirty-five (35) percent of floor area of the dwelling unit shall be used in the conduct of the home occupation. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding four square feet in area, non-illuminated and mounted flat against the wall of the principal building. No traffic shall be generated by such occupation in greater

volume than would normally be expected in such a residential area and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this Resolution.

Junk. Junk means old scrap copper, brass, rope, rags, trash, waste, batteries, paper, rubber, junked, dismantled, or wrecked automobiles or parts thereof; iron, steel and other old or scrap ferrous or non-ferrous materials.

Junk Yard. Junk Yard means an establishment or place of business which is maintained or operated for the purpose of storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard. It shall also include scrap metal processing facilities which are located within one thousand feet of the nearest edge of the right-of-way of a highway or street, and any site, location or premise on which are kept two or more junk motor vehicles defined in Section 311.301 of the Ohio Revised Code, whether or not for a commercial purpose.

kennel. Any lot or premise on which dogs, cats or other household pets are boarded, bred or exchanged for monetary compensation.

Loading, Space Off-Street. Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

Location Map. See Vicinity Map.

Lot. For the purposes of this Resolution a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage and area for one principal building together with its accessory building and which provides such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street and may consist of:

1. A single lot of record;
2. A portion of a lot of record; and
3. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

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

Lot Frontage. The front of a lot shall be construed to be the portion nearest the street. On waterfront parcels the water side is considered the front. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "Yards" in this section.

Lot, Minimum Area of. The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

Lot Measurements. A lot shall be measured as follows: (3-1 Ratio)

1. Depth. The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and rearmost points of the side lot lines in the rear. No lot shall have an average depth which is more than three (3) times its average width, (ratio 3 to 1)
2. Width. The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line.

Lot of Record. A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types. Terminology used in this Resolution with reference to corner lots, interior lots and through lots is as follows:

1. Corner Lot. A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees;
2. Interior Lot. A lot with only one frontage on a street;
3. Through Lot. A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots; and
4. Reversed Frontage Lot. A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

Major Thoroughfare Plan. The portion of the Comprehensive Plan adopted by the Board of County Commissioners indicating the general location recommended for arterial, collector, and local thoroughfares within the appropriate jurisdiction.

Manufacturing, Heavy. Manufacturing, processing, assembling, storing, testing and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, dust, glare, air pollution and odor, but not beyond the district boundary to any large extent.

Manufacturing, Light. Manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor or dust; operating and storing within enclosed structures; and generating little industrial traffic and no major nuisances.

Mining, Commercial Quarries, Sand and Gravel Pits. Any mining, quarrying or processing of limestone, clay, sand and gravel or other mineral resources. Also referred to as mineral extraction.

Mobile Home Park. Any site, or tract of land under single ownership, upon which three or more mobile homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle or enclosure used or intended for use as a part of the facilities for such park.

Non-Conformities. A building, structure or use of land existing at the time of enactment of this Resolution and which does not conform to the regulations of the district or zone in which it is situated.

Noxious Weeds. Any type or species that have been included on the official list of noxious plants for the State of Ohio which includes the following. Wild Mustard, Musk Thistle (Nodding Thistle), Oxeye Daisy, Canada Thistle, Poison Hemlock, Wild Carrot (Queen Annes Lace), Purple Loosestrife, Wild Parsnip, Mile-a-Minute Weed, Russian Thistle, Cressleaf Groundsel, Shattercane, Johnsongrass, and Grapevines (abandoned). Noxious weeds possess one or more of the following attributes: aggressive competition with cultivated plants, toxicity to livestock, natural habitat degradation, threat to public health, safety, navigation, or as defined by the OSU Extension Agency.

Nuisance. A building or property that is structurally unsafe, unsanitary, or not provided with adequate safe egress; that constitutes a fire hazard, is otherwise dangerous to human life, or is otherwise no longer fit and habitable; or that, in relation to its existing use, constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment. A nuisance could constitute an offensive activity on a property that reduces the property value of neighboring properties or results in a lessening of normal use and enjoyment to neighboring properties. Examples include, noise, junk, automobile storage, accumulation of rodents and/or insects or mosquitoes, rubbish, refuse, debris, or weeds and tall grass measuring over twelve (12) inches.

Nursery, Nursing Home. A home or facility for the care and treatment of babies, children, pensioners, or elderly people.

Nursery, Tree and Plant. A place where young trees or other plants are raised for transplanting and/or for sale.

Offices. Quasi-commercial uses which may often be transitional between retail business and/or manufacturing and residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, clerical, drafting, etc. Institutional offices of a charitable, philanthropic, financial or religious or educational nature are also included in this classification.

Open Space. An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, any other recreational facilities that the Zoning

Commission deems permissive. Streets, parking areas, structures for habitation and the like shall not be included.

Orchards. An area of land devoted to the cultivation and sale of fruit trees and the sale of the fruit therefrom.

Parking Space, Off-Street. For the purpose of this Resolution an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

Performance Bond or Surety Bond. An agreement by a subdivider or developer with the Board of County Commissioners for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

Personal Services. Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shops, florists, beauty parlors, and similar activities.

Printing and Publishing. Any business which is engaged in the printing and/or publishing of newspapers, magazines, brochures, business cards and similar activities either for profit or non-profit.

Public Service Facility. The erection, construction, alteration, operation or maintenance of buildings, power plants, or substations, water treatment plants or pumping station, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a governmental agency, including the furnishing of electrical, gas, rail transport, communication, public or private water and sewage service and sanitary landfills.

Public Uses. Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

Public Way. An alley, bridge, channel, ditch, easement, expressway, freeway, highway, land, road, sidewalk, street walk, bicycle path or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

Quasi-public Use. Churches and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature.

Recreation, Commercial. Any business which is operated as a recreational enterprise, either publicly or privately owned, for profit. Examples include but are not limited to: Golf courses, bowling alleys, swimming pools, tourist attractions, etc.

Recreation, Non-commercial. Any business which is operated as a recreational enterprise, either publicly or privately owned, for non-profit. Examples include, but are not limited to: Fishing areas, parks, archery ranges, ball parks, etc.

Recreational Vehicle. A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities include: travel trailer, camping trailer, truck camper, and motor home.

Recreational Vehicle Park. A parcel of land upon which two or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Recreational Vehicle Site. A plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, tent or other individual camping unit-on a temporary basis.

Right-of-way. A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features required by the topography or treatment (such as grade separation, landscaped areas, viaducts, and bridges).

School Bus Shelter. A Portable type building on a skid, which shall be no more than 64 square feet in area, with a maximum height of 8 feet, with a 4/12 peaked roof. This structure can be enclosed on all sides, and shall be used solely for the purpose of children waiting for their school buses.

Seat. For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty-four(24) lineal inches of benches, pews or space for loose chairs.

Setback Line. A line established by the Zoning Resolution generally parallel with and measured from the lot line, defining the limits of a yard in which no building other than accessory building or structure may be located above ground, except as may be provided in said code.

Sewers, Central or Group. An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.

Sewers, On-Site. A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

Sidewalk. That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

Sign. Any device designated to inform or attract the attention of persons not on the premises on which the sign is located.

- 1) Sign, On-Premises. Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.

- 2) Sign, Off-Premises (Billboards). Any sign unrelated to a business or profession conducted or to a commodity or service sold or offered upon the premises where such sign is located. Billboards are considered Off-Premises Signs.
- 3) Sign, Illuminated. Any sign illuminated by electricity, gas or other artificial light including reflecting or phosphorescent light;
- 4) Sign, Lighting Device. Any light, string of lights, or group of lights located or arranged so as to cast illumination on a sign;
- 5) Sign, Ground. Means a display sign supported by uprights or braces in or upon the ground surface;
- 6) Sign, Marquee. Means a display sign attached to or hung from a marquee, canopy or other covered structure projecting from and supported by the building and extending beyond the building wall, building line or street lot line;
- 7) Sign, Pole. Means any sign which is erected on a pole or poles, which is wholly or partially independent of any building for support;
- 8) Sign, Projecting. Means a display sign which is attached directly to the building wall and which extends more than fifteen inches from the face of the wall;
- 9) Sign, Roof. Means a display sign which is erected, constructed and maintained above the roof of the building;
- 10) Sign, Temporary. Means a display sign, banner or other advertising device constructed on cloth, canvas, fabric or other light temporary material, with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations; and
- 11) Sign, Wall. Means a display sign which is painted on or attached directly to the building wall and which extends not more than fifteen inches from the face of the wall.

Storage Facility – A structure which is partially open or fully enclosed in which animals, chattels, or property are stored or kept.

Story. That part of a building between the surface of a floor and the ceiling immediately above.

Telecommunication Tower. Any structure with radio frequency transmission or reception equipment attached that is free standing or is to be connected to a building or other structure. A telecommunication tower shall meet all of the following conditions:

- a) It is constructed on or after October 31, 1996;
- b) It is owned or principally used by a public utility engaged in the provision of telecommunication services;

c) It is a free standing structure or is attached to another building or structure and is higher than the maximum allowable height permitted in the zoning district in which it is located.

Transient Lodgings. A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such, it is open to the public in contradistinction to a boarding house, rooming house, lodging house or dormitory, which is herein separately defined. Examples include: hotel, motel and apartment hotel.

Transport Terminals. Any business, structure, or premise which primarily receives or distributes goods.

Structure. Anything constructed or erected, the use of which requires location of the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, and billboards.

Supply Yards. A commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods.

Swimming Pool. A pool, pond, lake, or open tank containing at least 1.5 feet of water at any point and maintained by the owner or manager. Farm ponds are exempt from this definition:

1. Private. Exclusively used without paying an additional charge for admission by the residents and guests of a single household, a multifamily development, or a community, the members and guests of a club or the patrons of a motel or hotel; and accessory use; and
2. Community. Operated with a charge for admission; a primary use.

Thoroughfare, Street or Road. The full width between property lines bounding every public way or whatever nature with a part thereof to be used for vehicular traffic and designated as follows:

1. Alley. A minor street used primarily for vehicular service access to the back or side of properties abutting on another street;
2. Arterial Street. A general term denoting a highway primarily for through traffic carrying heavy loads and large volume of traffic, usually on a continuous route;
3. Collector Street. A thoroughfare, whether within a residential, industrial, commercial or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions;
4. Cul-de-Sac. A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround;
5. Dead-end Street. A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future;

6. Local Street. A street primarily for providing access to residential or other abutting property;
7. Loop Street. A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degree system of turns are not more than one thousand (1000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other; and
8. Marginal Access Street. A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street.)

Service Station. Any building, structure or land used for the dispensing and sale at retail of any automobile fuels, oils or accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories but not including major repair work.

Through Lot. See Lot types.

Transportation, Director of. The Director of the Ohio Department of Transportation.

Use. The specific purposes for which land or a building is designated, arranged, intended or for which it is or may be occupied or maintained.

Variance. A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant and where a literal enforcement of the regulations would result in unnecessary and undue hardship.

Veterinary Animal Hospital or Clinic. A place used for the care, grooming, diagnosis and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation and/or recuperation. It may also include boarding that is incidental to the primary activity.

Vicinity Map. A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

Walkway. A public way, four (4) feet or more in width, for pedestrian use only, whether along the side of a road or not.

Wholesale and Warehousing. Business establishments that generally store and sell commodities in large quantities or by the piece to retailers, jobbers, other wholesale establishments or manufacturing establishments. These commodities are basically for further resale, for use in the fabrication of a product or for use by a business service.

Yard. A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the graded lot

upward; provided, accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility:

1. Yard, Front. A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building; on waterfront parcels the water side is considered the front.
2. Yard, Rear. A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the Principal building; and
3. Yard, Side. A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

Zoning Certificate. A document issued by the zoning inspector authorizing the occupancy or use of a building or structure or the actual use of lots or land in accordance with the previously issued Zoning Permit.

Zoning Permit. A document issued by the Zoning Inspector authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.

ARTICLE XIII

INTERPRETATION AND ENACTMENT

Section 1300 Provisions of Resolution Declared to be Minimum Requirements.

In their interpretation and application, the provisions of this Resolution shall be held to be minimum requirements, adopted for the promotion of the public health, morals, safety, and the general welfare. Whenever the requirements of this Resolution are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive or that imposing the higher standards shall govern.

Section 1301 Separability Clause.

Should any section or provision of this Resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole or any part thereof other than the part so declared as being unconstitutional or invalid.

Section 1302 Repeal of Conflicting Resolutions, Effective Date.

All resolutions or parts of resolutions in conflict with this Zoning Resolution, or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect. This Resolution shall become effective from and after the date of its approval and adoption, as provided by law.

Section 1303 M-2 Heavy Manufacturing District.

Minimum Lot Size (square feet per household) with onsite sewage treatment 200,000 — with group or central sewage treatment 400,000 — provided that the installation and maintenance of on-site sewage treatment is done in accordance with applicable federal, state or local governmental laws and regulations.

Passed May 8, 1972
Adopted June 8, 1972

Board of Trustees,

Huitt Kipler, chairman

Attest
Township clerk,

James O. Stevenson

CERTIFICATION

Washington Township Trustees
Logan County, Ohio

Gentlemen:

The Washington Township Zoning Commission has for a period of some months had under study certain modifications and amendments to the zoning laws of Washington Township. These changes were brought about in part by changes in township conditions.

The Zoning Commission hereby certifies a revised plan for the districting and zoning of lands and structures in the interest of public, health, safety, convenience, comfort, prosperity, and general welfare. The plan is based upon planning studies and other Commission investigations.

Washington Township Zoning Commission

By: Roy Sickles, chairman

By: James O. Stevenson,

secretary

Date: April 12, 1970

Certifications

- Amendment I Passed July 8, 1974
Adopted August 8, 1974

Carl Evans, Board of Trustees, chairman

Attest: James O. Stevenson, clerk
- Exhibit B Letter of July 16, 1984
Roy Sickles, chairman, Washington Township
Zoning Commission

Charles R. Rogers
Vincent L. Glaze
Roger Kipler, Washington Township Trustees
- Exhibit II February 7, 1983
Lowell Miller
Richard Beard
James O. Sullivan, clerk

March 2, 1983
Lowell Miller
Richard Beard
James O. Sullivan, clerk
- Typed and revised May 1990

This Resolution is hereby adopted on this 8th day of September 2011.

Chairman, Board of Township Trustees

Member, Board of Township Trustees

Member, Board of Township Trustees

Attest, Clerk Township Trustees



Zoning & Subdivision Committee

Thursday, December 10, 2015

The Zoning and Subdivision Committee met in regular session on Thursday, December 10, 2015 at 11:05 am at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Chad Flowers, Dave Gulden, Heather Martin, Steve McCall, Jeff Stauch, Skyler Wood and Andy Yoder. Absent members were: Wes Dodds, Charles Hall and Paul Hammersmith.

Guests included: Gary Bias, Washington Township; Bill Narducci, Union County Engineer's Office; Joel West, PULTE; Steve Peck, PULTE; David Storck, Advanced Civil Design; Gary Nuss, NRI; Justin Wollenberg, Terrain Evolution.

Steve McCall and Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the November 12, 2015 meeting as written and Steve McCall seconded. All in favor.

1. Review of Britonwood Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Andy Yoder moved a motion to recommend accepting the e-mail request to table Britonwood Final Plat and Tyler Bumbalough seconded. All in favor.
2. Review of Mitchell Crossing Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller – The applicant is working-through an easement issue. URE identified the easements as too narrow. Some of the easements proposed were as narrow as five feet.
 - Andy Yoder moved a motion to recommend accepting the e-mail request to table Mitchell Crossing Final Plat and Tyler Bumbalough seconded. All in favor.
3. Review of Woodbine Village Section 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve Peck – Has the bond been approved?
 - Bill Narducci – It was approved and passed along to the Prosecutor's Office but we don't have a resolution from the Commissioners yet; it's just a matter of getting an official resolution and that should happen today. I don't have a problem with allowing that condition to be approved, I think worst case scenario



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Director: Dave Gulden, AICP

- once the plat gets routed for signatures we can make sure the bond is approved before the Engineer's Office signed off on it.
- Steve Peck – We received a note from Gary Smith, the original zoning was approved for an approximate number of lots; Jerome Township has now said they're not comfortable approving the plat with 57 lots; we've gone through and made all the changes to the plat in regards to easements and removed 6 lots from the plat. We have brought an amended plat that we'd like to move forward with, which would then be in compliance with zoning and if we work out the zoning with the six lots we'd have to come back with a new plat. We really need to move forward with these 51 lots so we can get a model started. If it's an issue with the 6 lots, we'd like to proceed without them. We have a revised plat; we're asking for an approval for a changed plat. We'd like the amended plat to be approved because of timing. Department signatures on the plat can be the final approvals.
 - Steve McCall – Did the amended plat have the other items addressed?
 - Steve Peck – In regards to the recommendation today, we think the plat can be reviewed by each body for signatures.
 - Bill Narducci – In terms of the other issues, this is the kind of issue we've talked about several times. If there are issues the applicant doesn't have a lot of time to address them prior to hearing. In this case, we're removing, not adding lots. In the past, we've allowed some reduction of density by the submittal date. In terms of the lot change it sets a bad precedent when we're making changes on the day of the meeting, it's no fault of your own. Comments are solicited from the Township and they don't respond.
 - Brad Bodenmiller – I did receive an email at 10:45 a.m. this morning from the Zoning Inspector saying the plat submitted does not meet zoning.
 - Bill Narducci – Those comments should come during the preliminary stage. The Township is turning the other agencies into zoning and we don't have all the information to double check zoning. We assume that the Township has approved it. It's an unfortunate thing, but we'll set a bad precedent if we allow you to make a significant change like removing lots.
 - Dave Gulden – We also have the issue that this is the final month on the 24-month period for this plat.
 - Bill Narducci – We're at the end of that 24-month period? Being that we're outside of that timeframe, again, it's an unfortunate situation because it's not the fault of the developer. Being where we're at, it's a dangerous road to go down. We've had in the past where we have not allowed changes to be made. We need to make them come back down with a preliminary plat.
 - Steve Peck – The preliminary that we will file will be the exact same thing, the only thing will be the lots that are falling off of the plat are disappearing at least for now. Nothing changes from what was approved

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- in 2013. I'd hate to come back and we're losing a lot of time for something that would not change. There's just six lots falling off.
- Bill – So the lots will change?
 - Steve – The amended plat in late 2013, it matches except the lots.
- Steve Peck – I'd like this to get approved by LUC today and it still has signature lines and Jerome Township signs it when they're ready.
 - Brad Bodenmiller – I understand why you're asking for approval, but we cannot approve something if it isn't compliant with zoning. This is where the buck stops and approval happens, the signatures happen afterwards. We need to know that the zoning is compliant at this meeting.
 - Jeff Stauch moved a motion to recommend denial of the Woodbine Village Section 2 Final Plat due to the Final Plat not meeting the requirements of the original zoning, proof was not provided regarding a bond or other surety approved by the Commissioners as required in the Preliminary Plat approval and comments from reviewing agencies and LUC staff and Scott Coleman seconded. All in favor.
4. Review of Zoning Text Amendment, Washington Township (Logan County) - Staff Report by Brad Bodenmiller
- Brad Bodenmiller – Alex Hale with the Prosecutor's Office called and had no comments. Alex, the Township, and I met about this language a couple months ago now.
 - Gary Bias – Thank you LUC and the Prosecutor's Office for all of your help, you've been an invaluable resource.
 - Scott Coleman moved a motion to recommend approval with modifications as noted by staff of the Washington Township Zoning Text Amendment and Jeff Stauch seconded. All in favor.
 - Andy Yoder – Just to clarify, who determines the 60% value?
 - Brad Bodenmiller – The value would go off the County Auditor's valuation. If the trustees or applicant disagrees, then they can hire the third party.
5. Review of Village Neighborhood Section 4 (VN-4) Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- Bill Narducci – We've talked about this in the past and we've tabled these recently regarding traffic impacts; we've worked with Gary Nuss and his team to establish a rough framework to look at how we're going to handle these developments. Typically, we have pretty specific improvements that are required which they have done immediately adjacent to their site, but this development is unusual because it's so large. We typically look at the amount of traffic that they are contributing to. We have an MOU in place to sit down and look at the study and establish a number. If you look at the traffic study of improvements that are needed in the area, there are 30

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- 50 improvements. They're shown as being needed in the near future. We're confident that we have something in place and are well on our way to establish a process to make sure we have something. We have the ability to withhold approvals at the construction drawing and final platting phase. Lots on a preliminary approval would not be able to be built until the approvals are done.
- Justin Wollenberg – In regards to the letter from the Township, they requested the final development plat at the last meeting; we don't have the letter now but it was approved at the last meeting.
 - Jeff Stauch moved a motion to recommend approval of the Village Neighborhood Section 4 Preliminary Plat with staff comments and Steve McCall seconded. All in favor.
6. Review of Eversole Run Neighborhood Section 2 (ERN-2) Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- Scott Coleman – Did this one have an MOU also?
 - Bill Narducci – Yes.
 - Brad – Was it for Jerome Village as a whole?
 - Bill Narducci – Yes.
 - Jeff Stauch moved a motion to recommend approval of the Eversole Run Neighborhood Section 2 Preliminary Plat and Tyler Bumbalough seconded. All in favor.
7. Other
- Andy Yoder – In regards to Item 3 regarding the zoning from Jerome Township. Is there a way to get their comments prior to the final plat so we don't have an issue like this again? If Jerome Township would give a comment during the preliminary plat process, if they would start their process sooner it would be an easier transition during the final.
 - Scott Coleman – That's something between the Township and the developer that they have to work through the process and it's really up to the developer not to wait until the last minute.
 - Bill Narducci – There are some shortfalls. We have revised our new regulations so that it forces their involvement at the preliminary phase. The issue is you can proceed forward without knowing where you're at, leaving it up to the developer and township to work it out. The earlier we get feedback the better it will be. And the new regulations should reflect that.
 - Steve McCall – The 24-month length makes it difficult to monitor the progress.
 - Scott Coleman - It really falls on the developer to make sure it's moving forward through the township.

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The Zoning and Subdivision Committee adjourned at 11:51 am with Steve McCall moving the motion to adjourn and Andy Yoder seconded. All in favor.

