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

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on August 1, 2023 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application regarding Zoning Code Amendment to Part Eleven - Zoning Code District Typology Charts from Sections 1121.07, 1121.08, 1121.09, 1121.10, 1121.11, 1121.12, 1121.14, and 1121.15.

2. To hear an application regarding Zoning Code Amendment to Part Eleven - Zoning Code Section 1139.06 Standards for Solar Energy System.

Copies of the above application(s) are on file and may be viewed on the City's Website, Boards & Commissions, Planning Commission:
https://www.marysvilleohio.org/155/Planning-Commission

If you have any questions, you may contact the Marysville Engineering Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

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PLANNING COMMISSION AGENDA
Tuesday, August 1, 2023 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Scott Hunter

Robert Stillion

Bret Ingle

APPROVAL OF MINUTES:

July 5, 2023 Regular Meeting Minutes

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application regarding Zoning Code Amendment to Part Eleven - Zoning Code District Typology Charts from Sections 1121.07, 1121.08, 1121.09, 1121.10, 1121.11, 1121.12, 1121.14, and 1121.15.

2. To hear an application regarding Zoning Code Amendment to Part Eleven - Zoning Code Section 1139.06 Standards for Solar Energy System.

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Scott Hunter

Robert Stillion

Bret Ingle

ADJOURNMENT:

Time Out: _____

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PLANNING COMMISSION MEETING MINUTES
July 5, 2023 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

The meeting was called to order by Chairman Wolniewicz at 6:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT: Chad Wolniewicz, Matthew Fisher, Michael Nickoson, Scott Hunter, Robert Stillion and Bret Ingle. Lesley Verbus excused.

CITY ADMINISTRATION PRESENT: *City Engineer* Kyle Hoyng, *Planning and Development Manager* Ashley Gaver.

ADDITIONAL PERSONS PRESENT: Lenell Sniechowski, Glenn Murgatroyd, Mark Wilson, John Joliff, Debra Kelly, Zack Bordner, Richard Clark, Troy Ellis, Jim Vandre, June Evans, Jay Evans, Mona Ronald, Scott Bierlein, Whit Tabor, John Slocum, Annette Potter, Lori Murphy, Janice Bryant, Patricia Stelzer, Jeff Marsh, Dale Scherider, Michael Dover, Heather Montgomery, Barb Carpenter, Amy Stischok, Tristan Madden, Edwina Waters-Phelps, Dean Phelps, Tyler Sparks, Deb Eickemeyer, Helen Tabor, Brian McEnaney, Rick Bordner, J.C. Notestine, Bark Barok, David Huber, John Marshall, Scott Greiner, Adam Heller, Carissa Jeffery, Bill Jeffery, Jennifer Hart, Heidi Gilliland, Julie McCarville, John Russell, Bruce Schoen, Dennis Earl, Elaine Troesch, Andy Blumenschein, Jon Buchanan, Tricia Cossette, Allen Cossette, Courtney West, Don C., Amy Potter-Grimm, Paul Grimm, Colleen Foster, Tom Hampton and Nina Lee Hampton.

APPROVAL OF MINUTES: The June 6, 2023 Planning Commission Meeting Minutes were approved as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Wolniewicz asked anyone who thinks they may be speaking during the meeting to stand and raise their right hand to be sworn into the meeting. The swearing in statement was made my Chairman Wolniewicz.

CITIZEN COMMENTS: John Joliff stated a crossing signal with flashing lights at Professional Parkway is needed. Two kids, about five years old, cross that street on a regular basis. The crossing signal is needed for the safety of those kids and the safety of others crossing the road.

REPORT OF ADMINISTRATION: None.

NEW BUSINESS:

1. **To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as Weaver Mill Farms located along Weaver Road with a Parcel number of 2900300590010.**

Bark Barok, representing Sox Real Estate, provided a presentation as shown in Exhibit A. The application for the PUD can be found in Exhibit B. Following his presentation, there was extensive discussion from the Commission and Citizens. A summary of the conversation is outlined below.

Commission: Chairman Wolniewicz inquired about the trail along Weaver Road, he would like a trail to exist for future connectivity. Additionally, he inquired why a PUD being requested versus straight zoning. With the PUD, it looks like the developer is trying to get around the zoning requirements, which, regarding lot size and setbacks, are stricter. Mr. Barok responded that the trail can be added but it will not connect to anything at this point. Further, regarding why a PUD opposed to straight zoning, the PUD allows for more flexibility within the three subareas and there are not many variance requests.

Then, Mr. Barok explained additional details. The last time this was presented, traffic was a major concern. Coming through as a PUD, we are able to more effectively address those traffic concerns. Further, he did state that the setback can be lengthened, if requested. However, the distances between the houses are not recommended to change because side yards are generally not utilized. All houses will have fences that go to the property lines. Perimeter houses will not have fences that go to the property line because aesthetically, this will look better. Next, Chairman Wolniewicz asked if the houses are not owner occupied, who operates the HOA. Mr. Barok responded that the home builder, American Homes 4 Rent (AH4R), will operate the HOA and complete all of the maintenance, both inside and outside of the homes. It will be maintenance free living for those that live here.

Next, Mr. Barok addressed concerns that were brought forward on social media regarding this development:

- Tax Increment Financing (TIF) is not being request, this will not be a TIF neighborhood.
- Rental properties do pay real estate taxes. The valuation will occur at the same as an owner-occupied houses.
- Renters pay the same income taxes.

Commissioner Hunter asked for more detail regarding the outcome of the traffic impact study. Mr. Barok responded that of the intersections evaluated, the study did not reflect that a north or south bound turn lane on Weaver Road was warranted. However, the City and the County have requested turn lanes and therefore, we will add them. The City has also requested additional improvements at Weaver Road and 5th Street, in addition to Weaver Road and Professional Parkway, which are still being discussed. Further, Commissioner Hunter asked about the ownership of the park within the development. Mr. Barok responded that the ownership, whether it is private or public (if public it will be maintained by the City), is currently being discussed. Commissioner Fisher asked about the percentage of open space within the development. Mr. Barok said that about 26% will be considered open space. Commissioner Stillion asked about the number of tenants per household and street parking. Mr. Barok stated that the number of tenants will have to follow City Code. Regarding parking, there will be four vehicle spots for every house, a two car garage and room for two cars in the drive way. These houses do not have basements but they will not need to keep tools, lawn mowers, etc. in the garage, given that will be maintained by AH4R.

Lastly, Mr. Barok provided a few more pieces of information regarding the development. The intent is to build the development in two phases and build about 150 homes in each phase. There will not be roadway lighting, as doing so will create light pollution. Each home will have lights on the porch and garage. All turn lanes will be complete prior to the first home being occupied. Commissioner Nickoson asked if AH4R would do the maintenance or if it would be contracted out. Mr. Barok responded that it is likely that the maintenance will be contracted out.

Citizens: The comments from citizens opposed to the PUD were extensive. Feedback from citizens is summarized below. During the comments, Chairman Wolniewicz made a list of the questions asked and Mr. Barok responded to the questions after the citizen comments. After each speaker, the audience applauded.

John Joliff stated he lives next to the proposed development. He spoke to traffic concerns and standing water along Weaver Ridge. Given the number of houses, they should be rent to own. When the housing boom dies, we will have a whole bunch of houses sitting around empty.

Julie McCarville said she is against a development of 298 lots. With four cars per household, that will be 1192 cars coming in and out of the subdivision. Additionally, homes in Adena Pointe have gone for $600,000 and this development does not seem comparable to that in price. She expressed concerns with the traffic and capacity studies completed. She stated she understands the need of renters, however, when you own your home, you maintain it differently. She questioned who will maintain the fences and who will actually own the homes.

Paul Grimm stated he called AH4R and regarding occupancy and the person who answered the phone responded that there can be up to nine people living in each home and up to four cars. Also, given how he has seen other AH4R properties maintained, he would rather see vinyl siding. He stated that if anyone would like to see pictures of their properties he would be happy to share, their properties are not well maintained.

Lenell Sniechowski said she completed online research. She said she did not find Sox Real Estate. Further, she said she would like to see examples of similar developments in other areas and how they are maintained.

John Marshall thanked the Commissioners for their service, they do not have an easy job. Given these will be rental properties, Weaver Mill Farms should be renamed “Hillbilly Heaven.” He is concerned that Marysville is destroying more wetlands, habitat and farmland. If this does go through, we need to ensure the bike paths will have connectivity to other parks without having to go on main roads. Further, he stated that development in Marysville is out of control and he is tired of the traffic. He acknowledged that Planning Commission is in a tight spot with the decision they have to make. However, since he is running for City Council in Ward 2, once he gets elected, he is going to request a moratorium on development until we can figure out how we are going to develop everything without piecemeal development.

Tricia Cossette stated that four styles of homes is really cookie cutter compared to other areas. Also, the value of the homes seems significantly lower than in surrounding communities. Regarding the fencing, she would like to know how tall they will be and what material they will be made from.

Whit Tabor also commented on infrastructure and his concern that the roads in the area will not be able to accommodate the additional traffic. Also, he discussed the poor reviews online from on Yelp and the Better Business Bureau regarding AH4R. That is not a company he wants managing homes next to where he lives.

Rick Bordner wanted to ensure that left- and right-hand turn lanes exist for entrances and exits of the proposed development. He said if the decision is made to make the park public, there will be even more traffic. Lastly, he questioned utilities for the proposed area.

Zach Bordner stated he moved to Marysville in 2015. That summer they began drudging a pond behind his house and he can no longer see deer in his back yard. He has two kids and questioned the need for rental properties as they bring "riff raff." He stated he is completely against this development. Marysville has done nothing but grow over the last six years and has failed to develop the infrastructure to support the people that we have. We do not need three McDonalds either. Lastly, he stated he is running for City Council in Ward 2.

Amy Potter Grimm stated she would like to know who is building Weaver Mill Farms and who will be owning it. She questioned the term HOA, as in reality, it will be a management company. She stated there has not been transparency in this process. She found it difficult to find the word "rental" anywhere in the 105-page application. Regarding the traffic study, she questioned if there was consideration to the impact that the completion of Professional Parkway will have.

Helen Tabor inquired about the reason that Council voted no for this development previously. She said she moved to Marysville because it was a quiet little town. She could have built anywhere but chose to build here. She likes seeing the farm fields and loves the lot she lives on. Further, she is concerned that there are not street lights, as no street lights will increase crime.

Mona Ronald stated that we deserve respect for the way we live on Weaver Road. We come into town to buy and sell. We have had to put up with traffic. There are other places that these people could go to. She hopes the Commission will consider the people who live in the area now and what this development will do to them.

Richard Clark said he moved back to area about 10 years ago because he wanted out of Columbus. Marysville continues to annex and develop. Before we know it, we are going to turn into another Grove City or Hilliard. We do not want that, we want to keep our small town feel.

Jay Evans expressed his concern with the density of the homes. Further, he doesn't like that the homes will be built on slabs. People won't have a basement to put their junk. As a result, it will have to go into the garage, which will cause the cars to be in the driveways and on the street, which doesn't look good. If development is the final decision, we need better development that allow for a decent area for families to grow where they are not all jammed together. If you want to see what this development will look like, go to Chestnut Run, not to disparage the people who live there, they need homes as well. However, the problems shown there will be the problems of the future with this development. Lastly, he said he worked in law enforcement in Columbus for 38 years. In 12 years, there will be higher propensity of police response because people are jammed too close together.

Tom Russel also expressed his concern regarding traffic.

Brian Matthews inquired about the impact this development will have on the Marysville Schools. Also, with 150 homes per phase being built, he questioned if the storm drains would collapse and need repaired.

Dave Huber suggested that the Planning Commission members have name tags. Also, on Weaver Road, you cannot get your mail from 3:00 p.m. to 6:00 p.m. because of the traffic. For this proposed development to shove so many homes into that size space is unacceptable. He encouraged a study to be done to see what rental homes do to a town; its jobs, land values and community as a whole. This development will impact our lives and the people here.

Patricia Stelzer stated she lives in Mill Valley. She said she can point out each home in Mill Valley that is owned by AH4R and they look terrible. She has spoken to the people who live in some of those homes and they comment regarding how poorly they are treated by AH4R, and that their rents are very high. The homes look like slums. When she lived in Lima, Ohio, a similar development came in and ruined the community. We all know that there are parts of Mill Valley where drugs are being sold. She foresees the same thing happening here. Given the rent costs, multiple families will be piled into these homes. She said she has lived here for eight years, she has seen a lot of change, and it isn't good. Marysville is growing too fast. Marysville is not ready for another 300 rentals by a company that already does a shoddy job in her neighborhood.

June Evans said she has lived along Weaver Road for 43 years. She said she understands the City has to grow. The four housing developments already in the area have had a huge impact. Weaver Road is a speedway in the morning and in the evening. She said she lives in the country for a reason.

Tyler Sparks stated that if this development does get approved, there needs to be a stop light from Weaver Ridge to Scotts Lawn. He also questioned what will happen when this project fails and the houses are put up for sale.

Scott Bierlein stated he would like to speak for the bikers. The Chestnut Street bike path is not safe. Adding high density housing will only cause the area to be less safe for kids and school bus traffic.

Amy Stischok stated she has been a teacher in Dublin for 24 years. With the growth Dublin has experienced, she has 26 students in her classroom. She said she would compare Marysville Schools to Dublin Schools any day, it is an excellent school system. Unfortunately, the levy failed and as a result, the system is going to lose educators and classroom sizes will increase. The additional students from this development will only add to the classroom sizes. Lastly, she questioned if a home is not rented, who will pay for the taxes.

Tom Hampton stated he was born Mansfield and lived in cluster housing. He played in the street because there was not enough property to play a game on. After his parents died, they sold the house for $8,000 because people didn't want to live there. He said he was a general contractor in Columbus and has seen a lot of failed developments. People don't have ambition to take care of things anymore. The encouraged the Commission to look at Marysville for what it can be, not what developers want.

Mr. Barok addressed many of the comments he heard, summarized below:

- His background: He started Sox Real Estate, a couple of years ago after taking an early retirement from Nationwide after 36 years in development. During his time at Nationwide, he developed more properties in Union County than anyone, one of those being Jerome Village. He said you can go to LinkedIn to see his profile.
- Infrastructure and utility capacity: In 2006/2007 a Water Reclamation Facility was built and is only operating at a fraction of capacity. A new Water Plant, which opened earlier this year, is also only operating at a fraction of capacity. Regarding roadway, the completion of Professional Parkway will relieve some of the pressure.
- Traffic Study: Looks at all hours, not just peak hours. All intersections along Weaver Road were a part of the study. He explained the entire process. They hired a company that is certified to do traffic study. Cameras are posted at specific intersections and run through models for a given amount of time. Then, they go to the Mid-Ohio Regional Planning Commission (MORPC), which has growth rates for the area. The data then takes into account growth rates, existing and projected traffic and applies the information to the given intersections. If the grade given is not acceptable, then improvements are run so that the grade will be acceptable. This is an expensive and extensive process which is reviewed with the City and the County to decide what is needed for the movement of traffic. The study indicated that turn lanes into and exiting the proposed development are not warranted, however, we will be adding them before a single person moves into the development. He said they have also asked the County Engineer to lower the speed limit along Weaver Road which is currently being considered.
- Why Weaver Road: That is the access point. People on the back of the property do not want to sell and we cannot force them to.
- HOA: The HOA will maintain everything inside and the outside of the houses. AH4R will own the houses and the ground. They will build and maintain the homes. This is no different than an apartment project, other than these are single family homes.
- Density: He understands some people want to live with acreage. However, others are fine with 10 feet between houses. The market segment of people that desires high density housing does exist.
- AH4R: He said he has seen the pictures of their properties and doesn't like them. However, this is a different side of their business.
- Taxes: If a house is vacant, AH4R will be responsible for the property taxes. The owner of the property pays the taxes even if it is vacant.
- Fences: 48 inchs, black aluminum.
- Facade: He doesn't expect similar homes to be built beside each other. Details will be finalized with the Design Review Board process. There are at least twelve elevations.
- Street lights: There will be lights at the entry ways and on the houses. We do not plan to add street lights. There is not a single street light in Jerome Village. However, we can consider street lights if that is preferred. Engineer Hoyng clarified that if this were straight zoning, street lights would be required. However, since it is a PUD, they are not. He said in his opinion yes, he would like to see street lights. Mr. Barok said they can consider street lights.
- Marysville Schools: He said he sat down with the Superintendent and Treasurer for three hours. At this point, the Schools are neutral regarding this development. He is supportive of the levy and donated to the levy.
- Moratorium on Development: He challenged the Schools or a City to be managed in an area that isn't growing. There are always going to be positives and negatives with every development.

- Deer: They probably used to roam right where your home was built as well.
- Construction timeline: If approvals go through in the next 90 days, the first home will not be built for more than a year. While there will be a lot of construction on the site at one time, it will only happen twice instead of dragging out.
- Exit Strategy: Every lot will be a separate parcel on the auditor's website. All 298 lots will be owned by AH4R. If the market changes, the exit strategy is to sell the homes for single family ownership and occupancy. The HOA will already be established.

Chairman Wolniecwz stated that tonight's vote is based on whether this meets the Zoning Code. If approved, it will go to City Council. Manager Gaver explained that if a Commissioner votes no, they have to relate it back to one of the nine items on the list from the Code as shown in Exhibit C. The list outlines specific objectives regarding PUDs.

Commissioner Fisher moved to approve the application with the condition that the developer work with the City regarding Street Lights and the question put, stood:

Mr. Fisher YES; Mr. Wolniewicz YES; Mr. Nickoson YES; Mr. Hunter YES;
Mr. Stillion YES; Mr. Ingle YES.

Vote 6-0; Motion Carried.

Manager Gaver stated that this will be presented to Council. During the Second Reading, there will be the opportunity for public comment. Further, she stated we do not have a date at this time when it will be presented to Council.

DISCUSSION ITEMS: None.

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chairman Wolniewicz stated his concern is that a PUD allows for more leeway than straight zoning. He said he was questioning his vote, he had things highlighted where he thinks he could have said no. He said he did appreciate all citizen of the comments and that he hopes they understand the reason for the decision made. Manager Gaver stated that a side yard reduction does allow for more usable green space within the neighborhood.

Commissioner Fisher had no further comments for the evening.

Commissioner Nickoson had no further comments for the evening.

Commissioner Hunter said he was pleased to see the citizen participation. He understands that many were disappointed with the outcome. He is hopeful that the public will understand the decision made and that he hopes to see the same participation when this is presented to Council. He is glad to see that the developer is willing to help with infrastructure.

Commissioner Stillion had no further comments for the evening.

Commissioner Ingle had no further comments for the evening.

ADJOURN: There being no further business to bring before the Commission, the meeting adjourned at 9:51 p.m.

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August 1, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Development and Planning Manager

RE: Zoning Amendments

To hear an application for a Zoning Amendment to Section 1121.07 Suburban Residential District - Lot Coverage Standards for All Building Typology charts.

Planning Staff Analysis - Suburban Residential District Lot Coverage Standards for All Building Typology charts:

The current zoning code has varying lot coverages based on the type of use in this district. This amendment would provide for a lot coverage maximum that would incorporate all pervious and impervious areas.

Proposed Text Amendments:

The amendments would be outlined in Section 1121.07 building typology charts as specified in "Exhibit A", whereas below is the current zoning code text redlined with the proposed changes for Section 1121.07 building typology charts:

District	Typology	Lot Coverage
SRD	Single Family Detached	~~40% including accessory structures~~ 60%
SRD	Single Family Attached	~~40% including accessory structures~~ 60%
SRD	Community Center	~~60% including accessory structures~~ 70%
SRD	Institutional Flex	~~60% including accessory structures~~ 70%
SRD	Multi-Family	~~40% including accessory structures~~ 60%

Staff Comments

The amendment to Sections 1121.07 would provide staff and applicants the ability to apply the lot coverage requirement to all pervious and impervious areas that are being proposed. Refer to 'Exhibit A' for the updated typology chart standards for Lot Coverage.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

EXHIBIT A

District	Typology	Lot Coverage
SRD	Single Family Detached	60%
SRD	Single Family Attached	60%
SRD	Community Center	70%
SRD	Institutional Flex	70%
SRD	Multi-Family	60%

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August 1, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Development and Planning Manager

RE: Zoning Amendments

To hear an application for a Zoning Amendment to Section 1121.08 Suburban Commercial District - Lot Coverage Standards for All Building Typology charts.

Planning Staff Analysis - Suburban Commercial District Lot Coverage Standards for All Building Typology charts:

The current zoning code has varying lot coverages based on the type of use in this district. This amendment would provide for a lot coverage maximum that would incorporate all pervious and impervious areas.

Proposed Text Amendments:

The amendments would be outlined in Section 1121.08 building typology charts as specified in "Exhibit A", whereas below is the current zoning code text redlined with the proposed changes for Section 1121.08 building typology charts:

District	Typology	Lot Coverage
SCD	Commercial	85% ~~including accessory structures~~
SCD	Office	~~No max lot coverage; provided however all setbacks are satisfied~~ 80%
SCD	Institutional Flex	~~No max lot coverage; provided however all setbacks are satisfied~~ 80%
SCD	Single Family Attached	~~60% including accessory structures~~ 70%
SCD	Multi-Family	~~60% including accessory structures~~ 65%

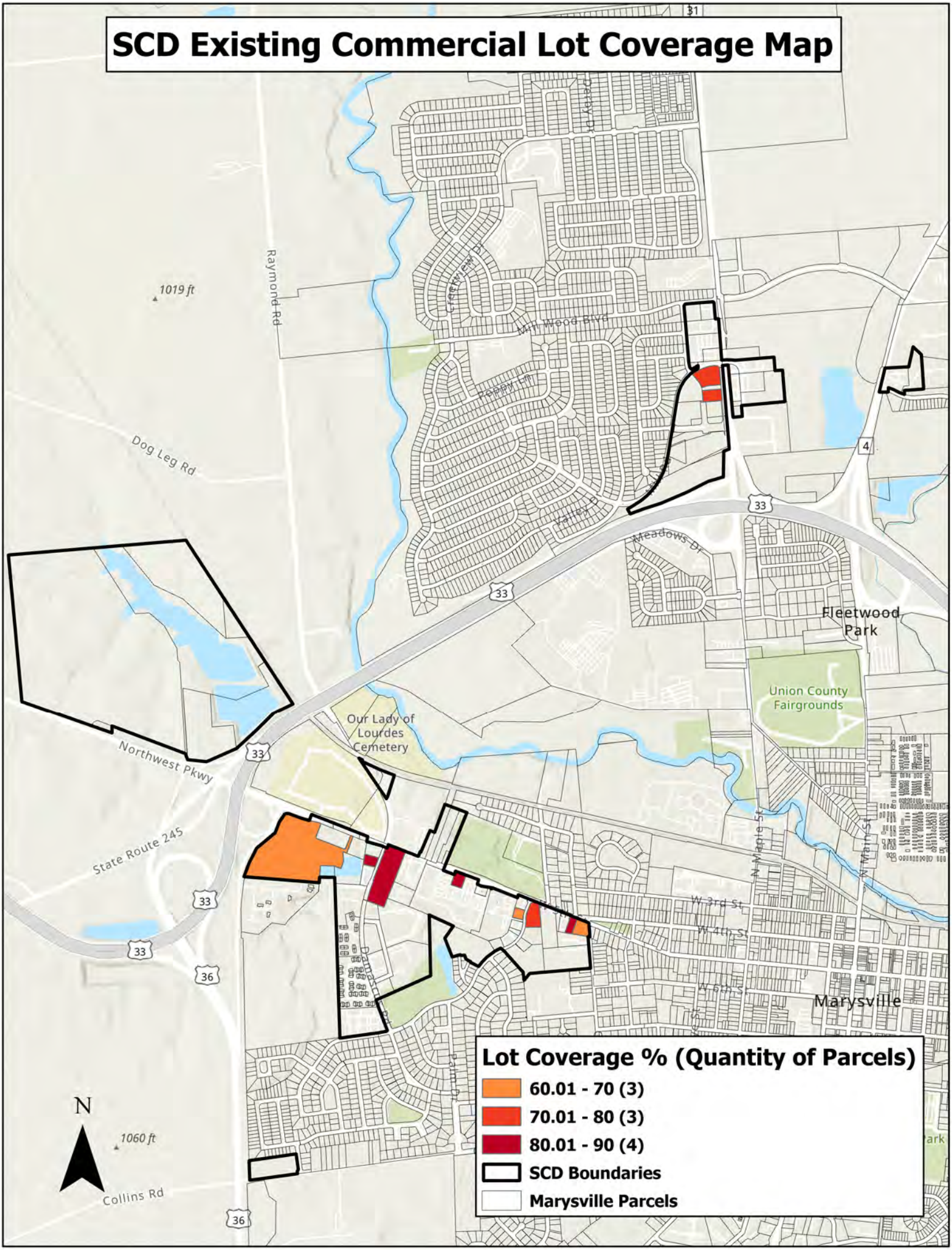
Staff Comments

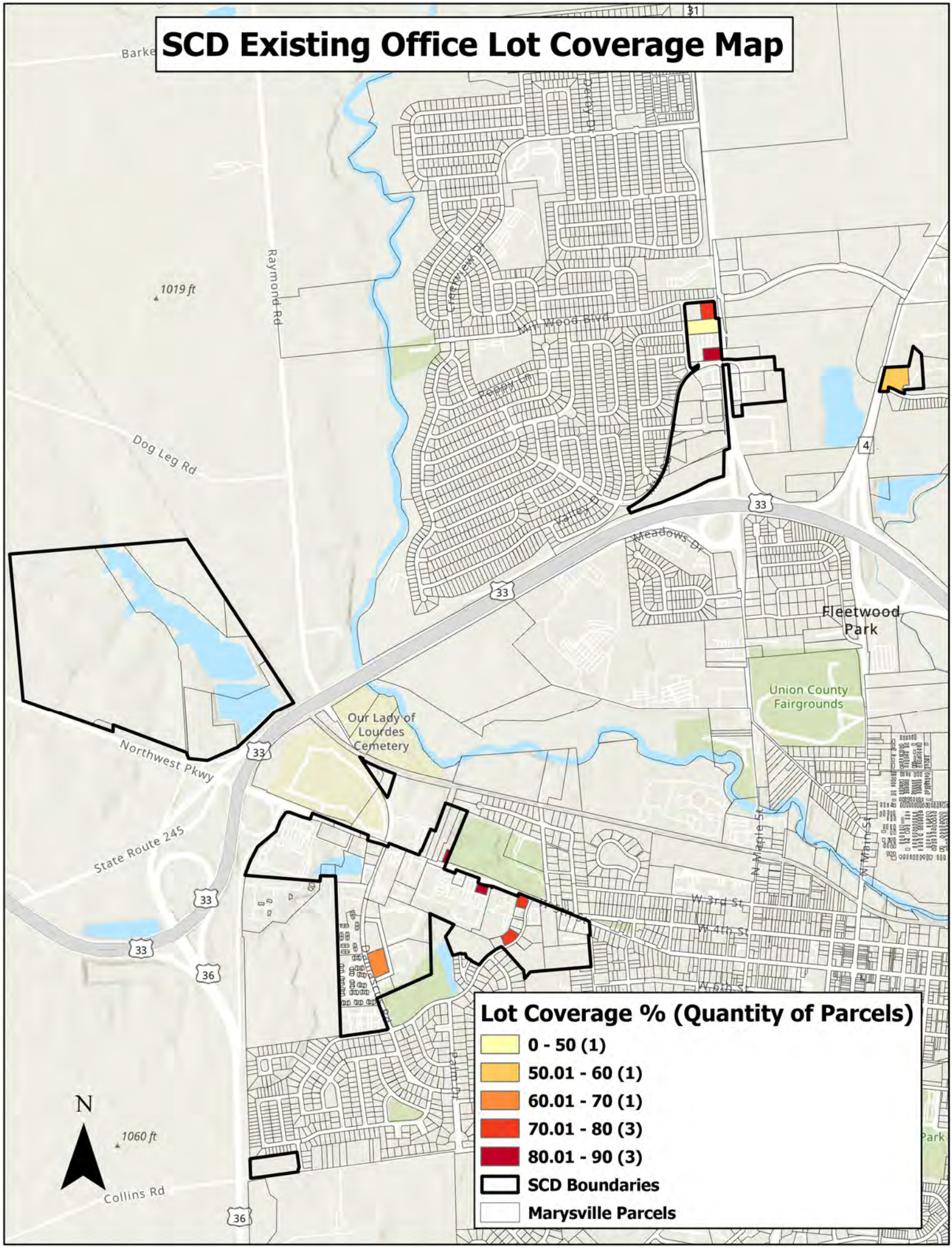
The amendment to Sections 1121.08 would provide staff and applicants the ability to apply the lot coverage requirement to all pervious and impervious areas that are being proposed. Refer to 'Exhibit A' for the updated typology chart standards for Lot Coverage.

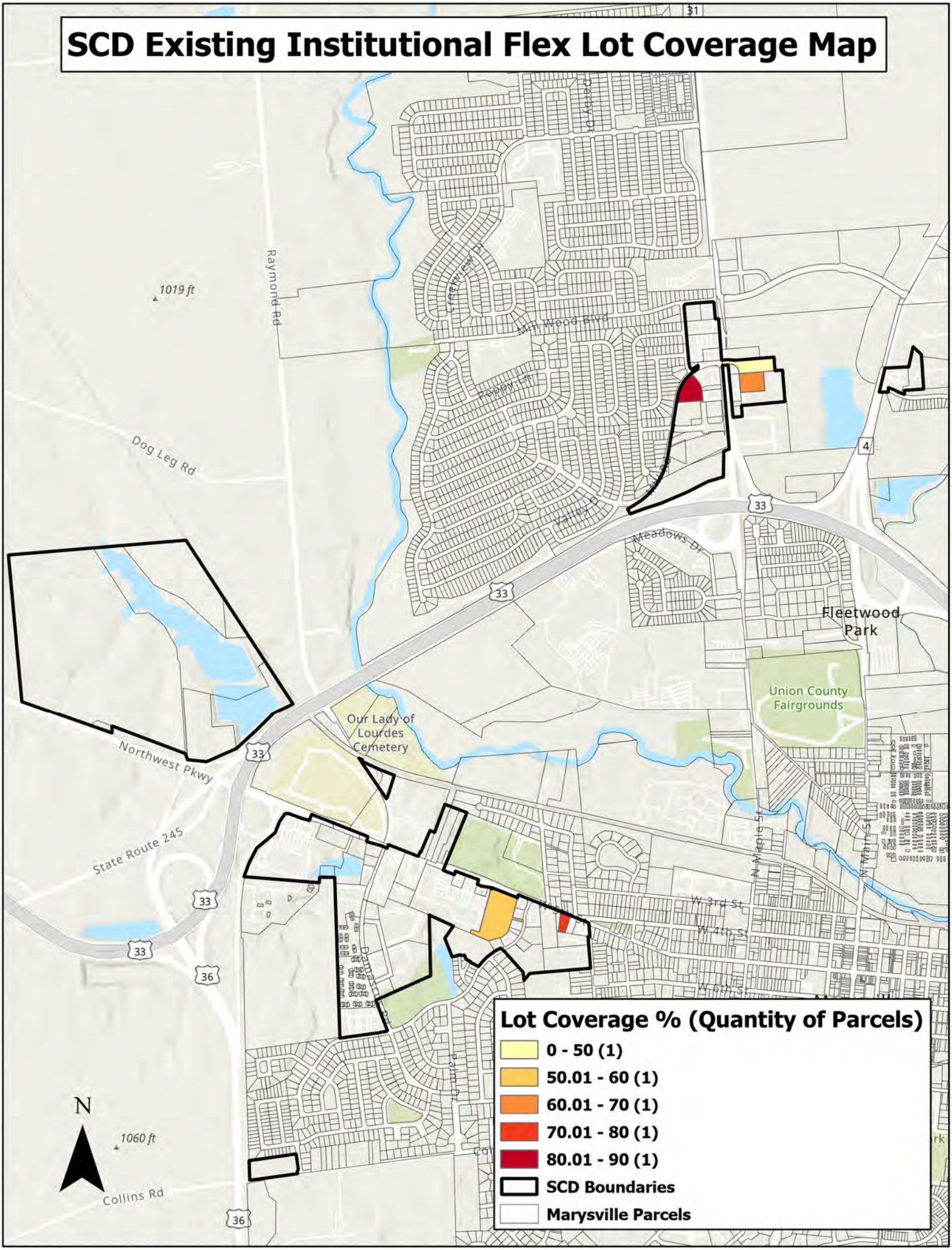
If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

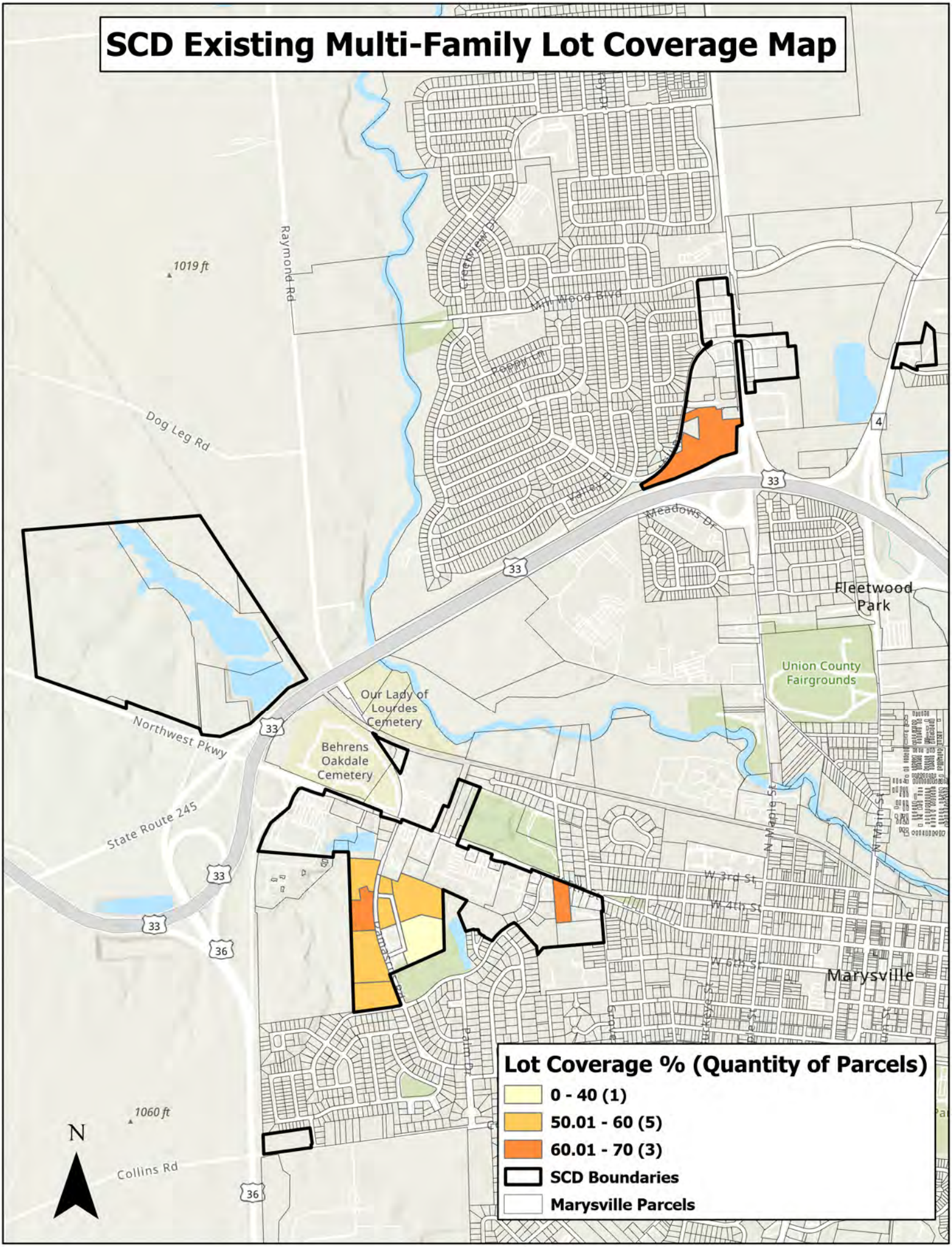
EXHIBIT A

District	Typology	Lot Coverage
SCD	Commercial	85%
SCD	Office	80%
SCD	Institutional Flex	80%
SCD	Single Family Attached	70%
SCD	Multi-Family	65%


SCD Existing Commercial Lot Coverage Map
Raymond Rd
1019 ft
Dog Leg Rd
Northwest Pkwy
State Route 245
Collins Rd
1060 ft
N
Our Lady of Lourdes Cemetery
Fleetwood Park
Union County Fairgrounds
Marysville
Meadows Dr
Valley Dr
Poppy Ln
Ash Wood Blvd
Cedarview Dr
Derby Dr
N Maple St
N Main St
W 3rd St
W 4th St
W 6th St
31
33
36
4
Lot Coverage % (Quantity of Parcels)
60.01 - 70 (3)
70.01 - 80 (3)
80.01 - 90 (4)
SCD Boundaries
Marysville Parcels


SCD Existing Office Lot Coverage Map
Barke
31
Raymond Rd
1019 ft
Derby Dr
Crabapple Dr
Ash Wood Blvd
Poppy Ln
Dog Leg Rd
Valley Dr
Meadows Dr
33
4
Fleetwood Park
Union County Fairgrounds
Our Lady of Lourdes Cemetery
Northwest Pkwy
State Route 245
N Maple St
N Main St
W 3rd St
W 4th St
W 5th St
Pollock Dr
36
N
1060 ft
Collins Rd
Lot Coverage % (Quantity of Parcels)
0 - 50 (1)
50.01 - 60 (1)
60.01 - 70 (1)
70.01 - 80 (3)
80.01 - 90 (3)
SCD Boundaries
Marysville Parcels


SCD Existing Institutional Flex Lot Coverage Map
Lot Coverage % (Quantity of Parcels)
0 - 50 (1)
50.01 - 60 (1)
60.01 - 70 (1)
70.01 - 80 (1)
80.01 - 90 (1)
SCD Boundaries
Marysville Parcels
N
1019 ft
1060 ft
Raymond Rd
Dog Leg Rd
Northwest Pkwy
State Route 245
Collins Rd
Derby Dr
Cranview Dr
Ash Wood Blvd
Poppy Ln
Valley Dr
Meadows Dr
Fleetwood Park
Union County Fairgrounds
Our Lady of Lourdes Cemetery
N Maple St
N Main St
W 3rd St
W 4th St
W 5th St
Fairview Dr
33
36
4
31


SCD Existing Multi-Family Lot Coverage Map
1019 ft
Raymond Rd
Dog Leg Rd
Northwest Pkwy
State Route 245
Collins Rd
1060 ft
Meadows Dr
Fleetwood Park
Union County Fairgrounds
Our Lady of Lourdes Cemetery
Behrens Oakdale Cemetery
Marysville
N Maple St
W 3rd St
W 4th St
W 6th St
33
36
4
N
Lot Coverage % (Quantity of Parcels)
0 - 40 (1)
50.01 - 60 (5)
60.01 - 70 (3)
SCD Boundaries
Marysville Parcels

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August 1, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Development and Planning Manager

RE: Zoning Amendments

To hear an application for a Zoning Amendment to Section 1121.09 - Agricultural Residential Lot Coverage Standards for Single Family (detached) Building Typology.

Planning Staff Analysis - Agricultural Residential Lot Coverage Standards for Single Family (detached) Building Typology chart:

The current zoning code lot coverage percentage total is based on the previous definition of Lot Coverage which only incorporated buildings. This amendment would provide for a lot coverage maximum that would incorporate all pervious and impervious areas.

Proposed Text Amendments:

The amendments would be outlined in Section 1121.09 typology chart as specified in "Exhibit A", whereas below is the current zoning code text redlined with the proposed changes for Section 1121.09 typology chart:

District	Typology	Lot Coverage
ARD	Single Family Detached	~~30% including accessory structures~~ 35%

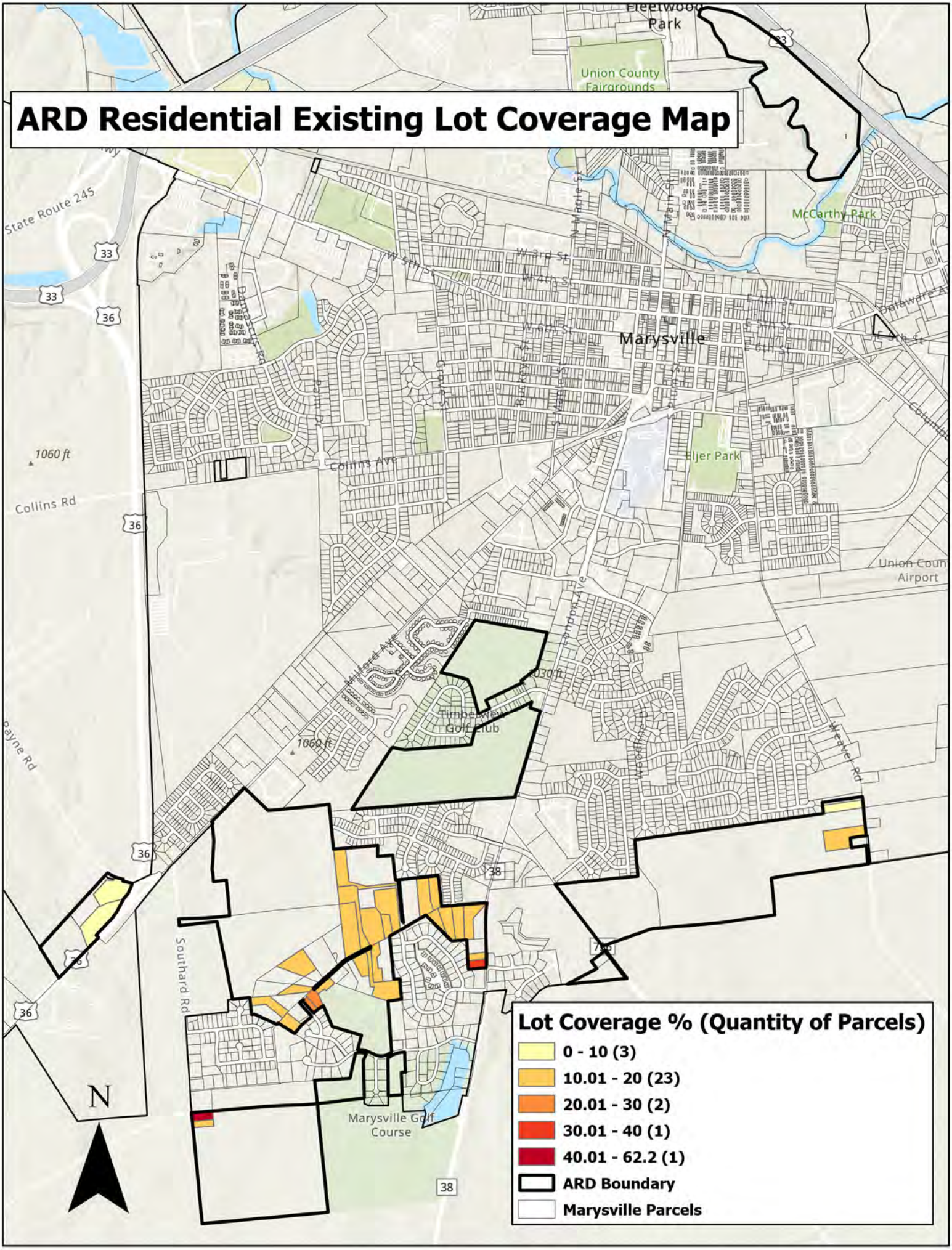
Staff Comments

The amendment to Section 1121.09 would provide staff and applicants the ability to apply the lot coverage requirement to all pervious and impervious areas that are being proposed. Refer to 'Exhibit A' for the updated typology chart standards for Lot Coverage.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

EXHIBIT A

District	Typology	Lot Coverage
ARD	Single Family Detached	35%


ARD Residential Existing Lot Coverage Map
Fleetwood Park
Union County Fairgrounds
State Route 245
McCarthy Park
Marysville
Eljer Park
Collins Ave
Collins Rd
1060 ft
1030 ft
Timberview Golf Club
Union County Airport
Marysville Golf Course
Southard Rd
Payne Rd
Weaver Rd
N
Lot Coverage % (Quantity of Parcels)
0 - 10 (3)
10.01 - 20 (23)
20.01 - 30 (2)
30.01 - 40 (1)
40.01 - 62.2 (1)
ARD Boundary
Marysville Parcels

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FAX (937) 645-7351
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August 1, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Development and Planning Manager

RE: Zoning Amendments

To hear an application for a Zoning Amendment to Section 1121.10 Village Residential District - Lot Coverage Standards for All Building Typology charts.

Planning Staff Analysis - Village Residential District Lot Coverage Standards for All Building Typology charts:

The current zoning code has varying lot coverages based on the type of use in this district. This amendment would provide for a lot coverage maximum that would incorporate all pervious and impervious areas.

Proposed Text Amendments:

The amendments would be outlined in Section 1121.10 building typology charts as specified in “Exhibit A”, whereas below is the current zoning code text redlined with the proposed changes for Section 1121.10 building typology charts:

District	Typology	Lot Coverage
VRD	Single Family Detached	~~No max lot coverage; provided however all setbacks are satisfied~~ 80%
VRD	Single Family Attached	~~No max lot coverage; provided however all setbacks are satisfied~~ 65%
VRD	Multi Family	~~60% including accessory structures~~ 65%
VRD	Institutional Flex	~~60% including accessory structures~~ 70%

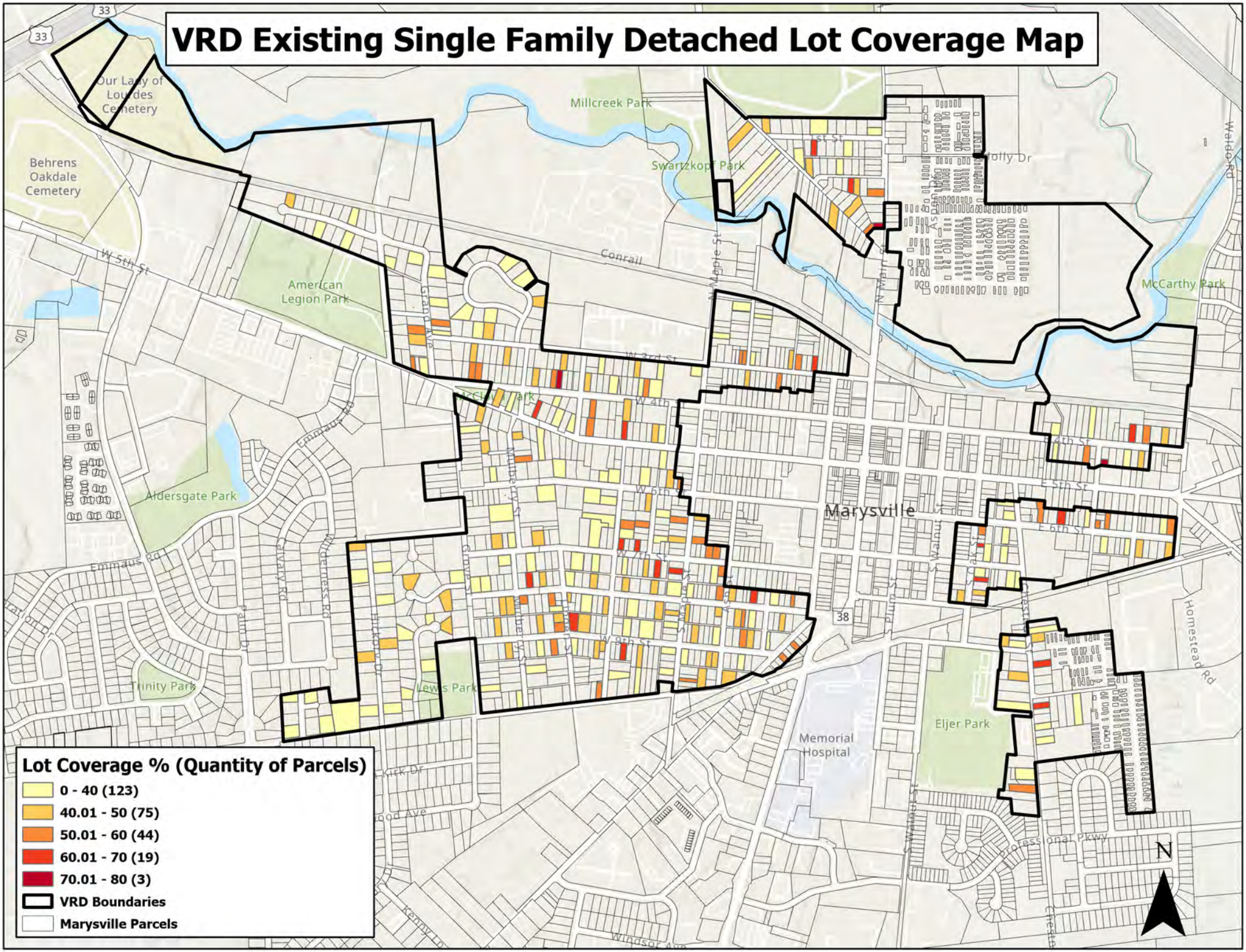
Staff Comments

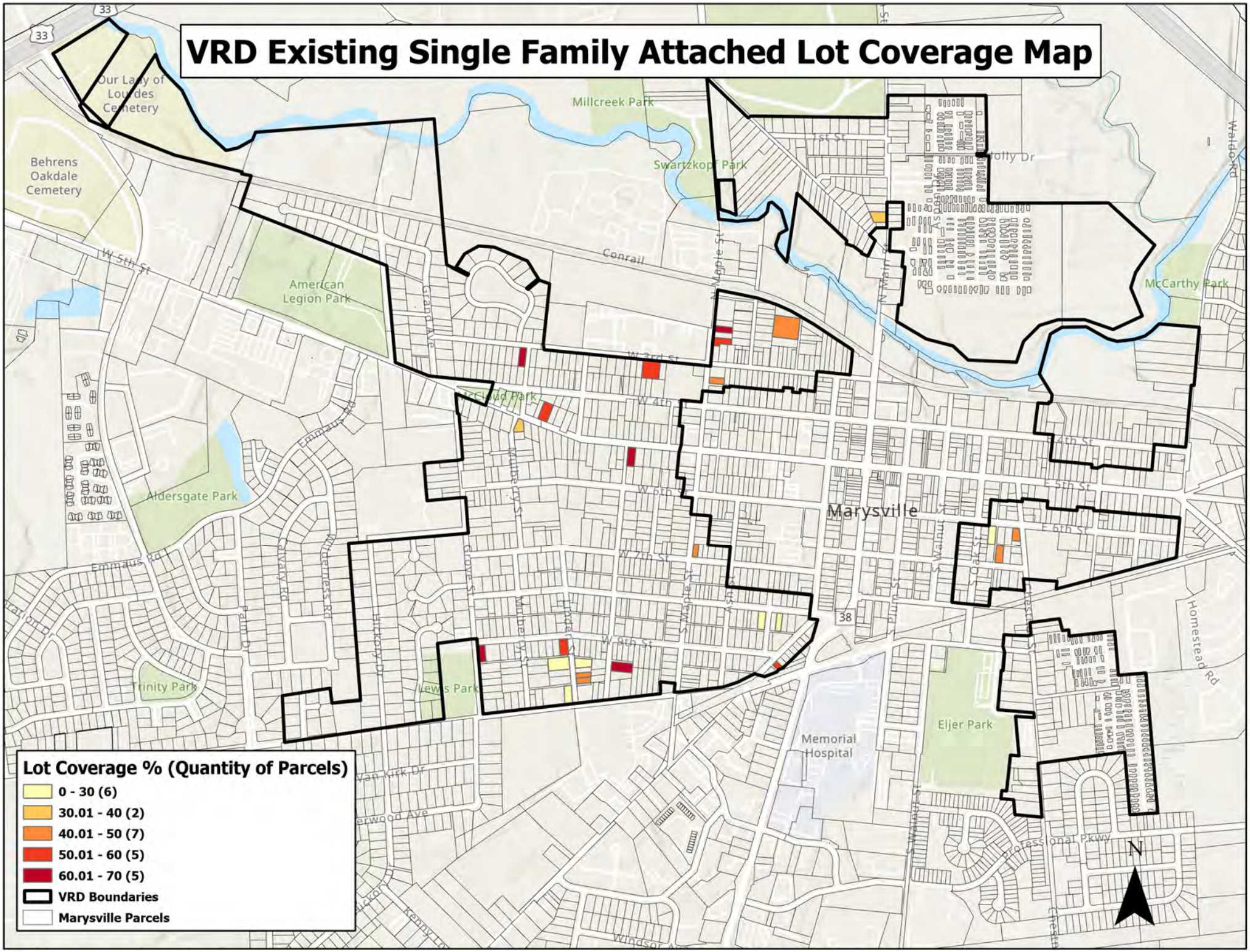
The amendment to Sections 1121.10 would provide staff and applicants the ability to apply the lot coverage requirement to all pervious and impervious areas that are being proposed. Refer to 'Exhibit A' for the updated typology chart standards for Lot Coverage.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

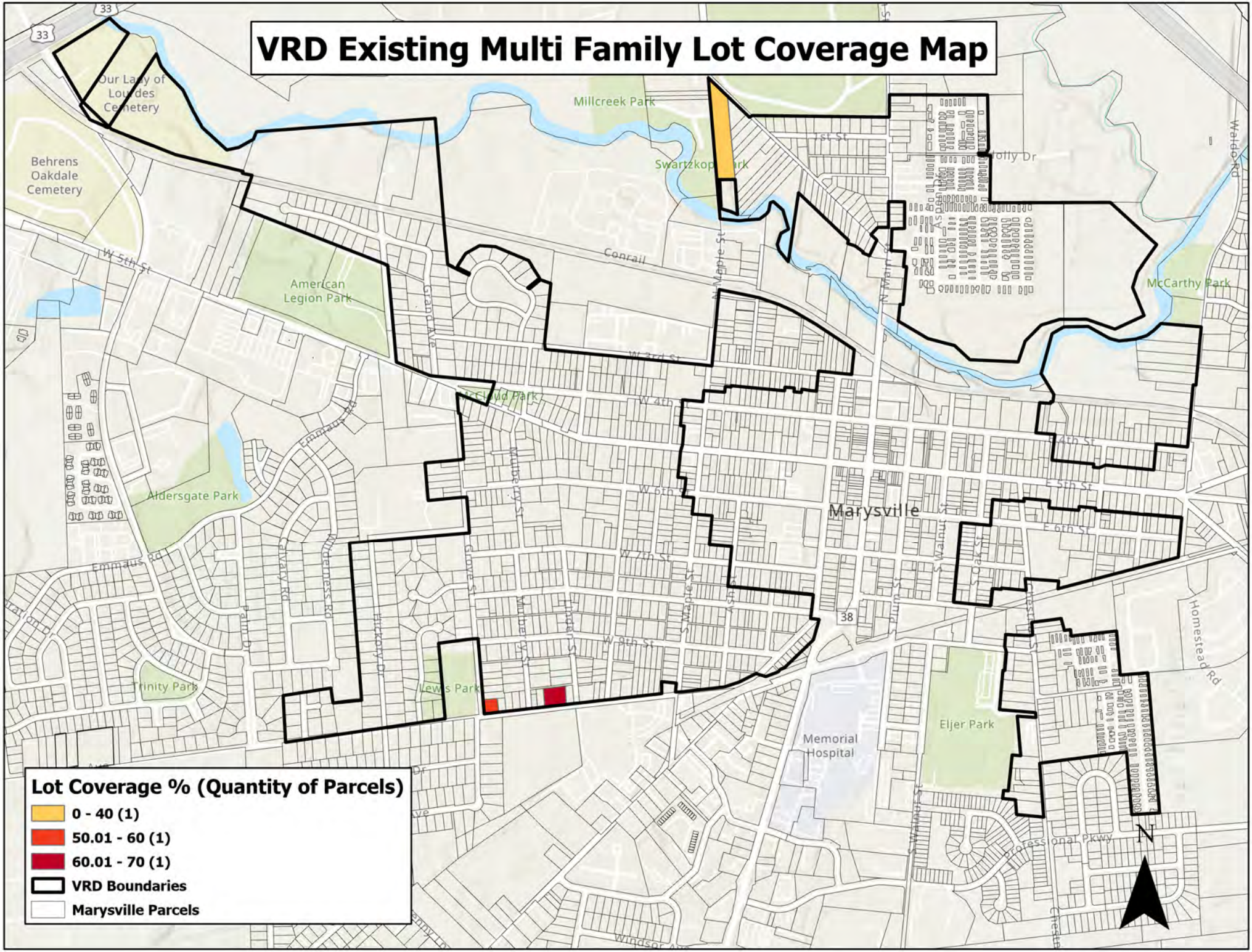
EXHIBIT A

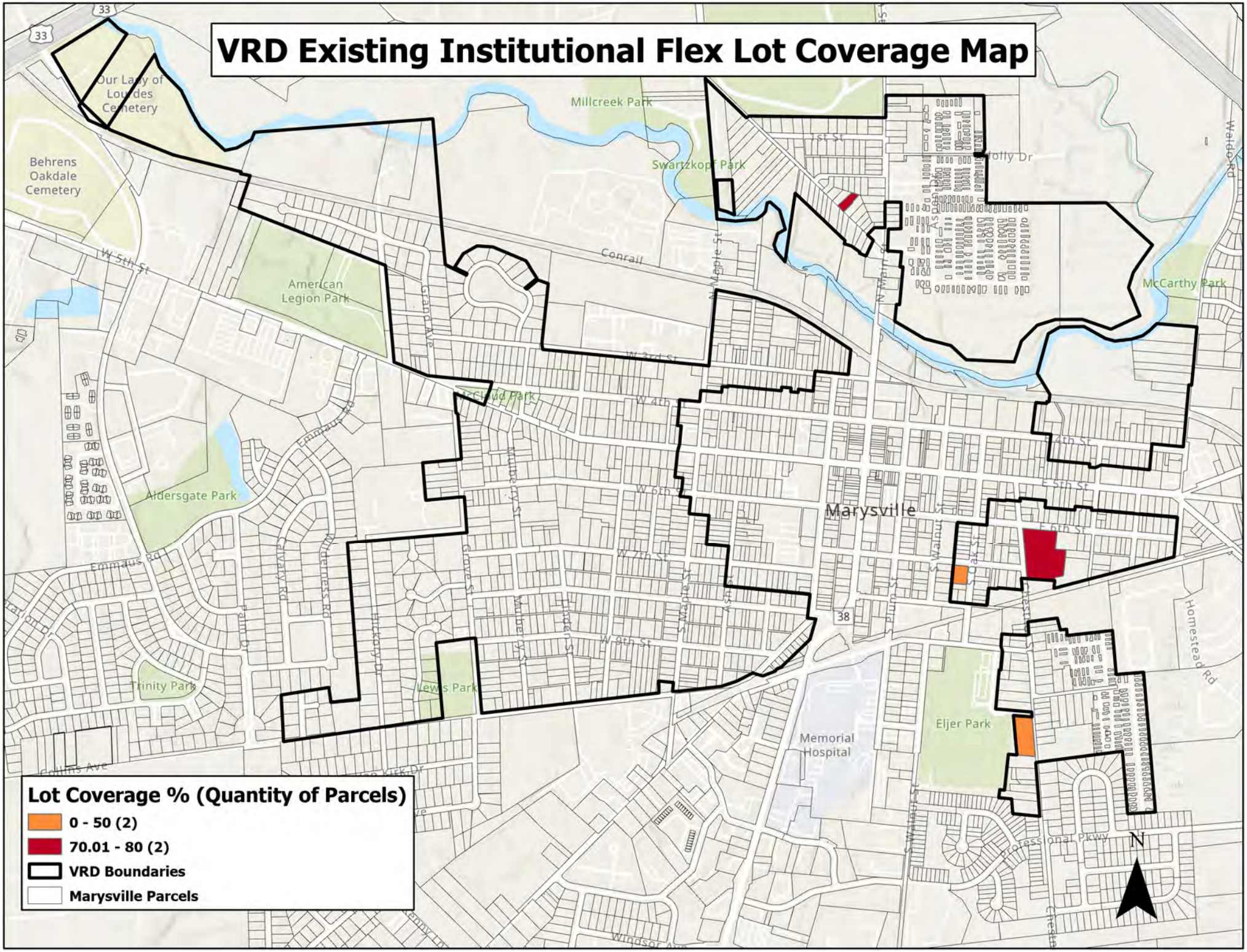
District	Typology	Lot Coverage
VRD	Single Family Detached	80%
VRD	Single Family Attached	65%
VRD	Multi Family	65%
VRD	Institutional Flex	70%


VRD Existing Single Family Detached Lot Coverage Map
Our Lady of Lourdes Cemetery
Behrens Oakdale Cemetery
Millcreek Park
Swartzkopf Park
Conrail
W 5th St
American Legion Park
Grand Ave
Maple St
N Main St
Jolly Dr
Walde Rd
McCarthy Park
W 3rd St
W 4th St
Aldersgate Park
Emmaus Rd
Calvary Rd
Wilderness Rd
Hickory Dr
Palm Dr
Trinity Park
Lewis Park
Marysville
E 5th St
E 6th St
S Walnut St
S Plum St
38
Homestead Rd
Memorial Hospital
Eljer Park
Kirk Dr
Windsor Ave
Professional Pkwy
N
Lot Coverage % (Quantity of Parcels)
0 - 40 (123)
40.01 - 50 (75)
50.01 - 60 (44)
60.01 - 70 (19)
70.01 - 80 (3)
VRD Boundaries
Marysville Parcels


VRD Existing Single Family Attached Lot Coverage Map
Lot Coverage % (Quantity of Parcels)
0 - 30 (6)
30.01 - 40 (2)
40.01 - 50 (7)
50.01 - 60 (5)
60.01 - 70 (5)
VRD Boundaries
Marysville Parcels
Marysville
Our Lady of Lourdes Cemetery
Behrens Oakdale Cemetery
Millcreek Park
Swartzkopf Park
American Legion Park
McCarthy Park
Aldersgate Park
Trinity Park
Lewis Park
Eljer Park
Memorial Hospital
Conrail
W 5th St
W 4th St
W 6th St
W 7th St
W 8th St
E 5th St
E 6th St
Emmaus Rd
Homestead Rd
Professional Pkwy
N
33
38

VRD Existing Multi Family Lot Coverage Map




VRD Existing Institutional Flex Lot Coverage Map
Our Lady of Lourdes Cemetery
Behrens Oakdale Cemetery
Millcreek Park
Swartzkopf Park
Conrail
American Legion Park
McCarthy Park
Aldersgate Park
Marysville
Trinity Park
Lewis Park
Memorial Hospital
Eljer Park
Homestead Rd
Waldo Rd
Lot Coverage % (Quantity of Parcels)
0 - 50 (2)
70.01 - 80 (2)
VRD Boundaries
Marysville Parcels
N

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August 1, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Development and Planning Manager

RE: Zoning Amendments

To hear an application for a Zoning Amendment to Section 1121.11 Neighborhood Commercial District - Lot Coverage Standards for All Building Typology charts.

Planning Staff Analysis - Neighborhood Commercial District Lot Coverage Standards for All Building Typology charts:

The current zoning code has varying lot coverages based on the type of use in this district. This amendment would provide for a lot coverage maximum that would incorporate all pervious and impervious areas.

Proposed Text Amendments:

The amendments would be outlined in Section 1121.11 building typology charts as specified in "Exhibit A", whereas below is the current zoning code text redlined with the proposed changes for Section 1121.11 building typology charts:

District	Typology	Lot Coverage
NCD	Commercial	~~70% including accessory structures~~ 85%
NCD	Institutional Flex	60% ~~including accessory structures~~
NCD	Mixed Use	No max lot coverage; provided however all setbacks are satisfied
NCD	Single Family Attached	~~60% including accessory structures~~ 65%
NCD	Multi-Family	~~60% including accessory structures~~ 65%

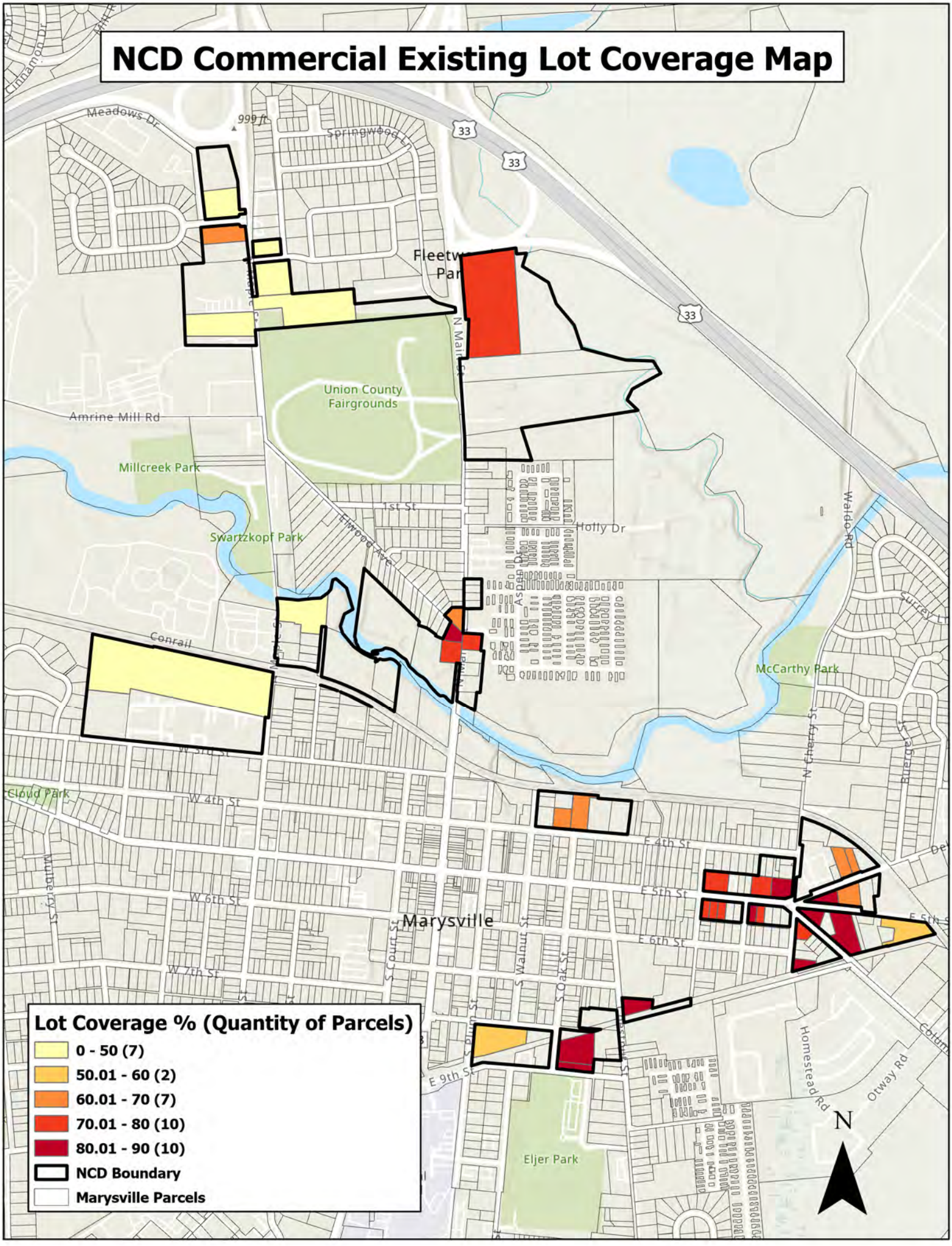
Staff Comments

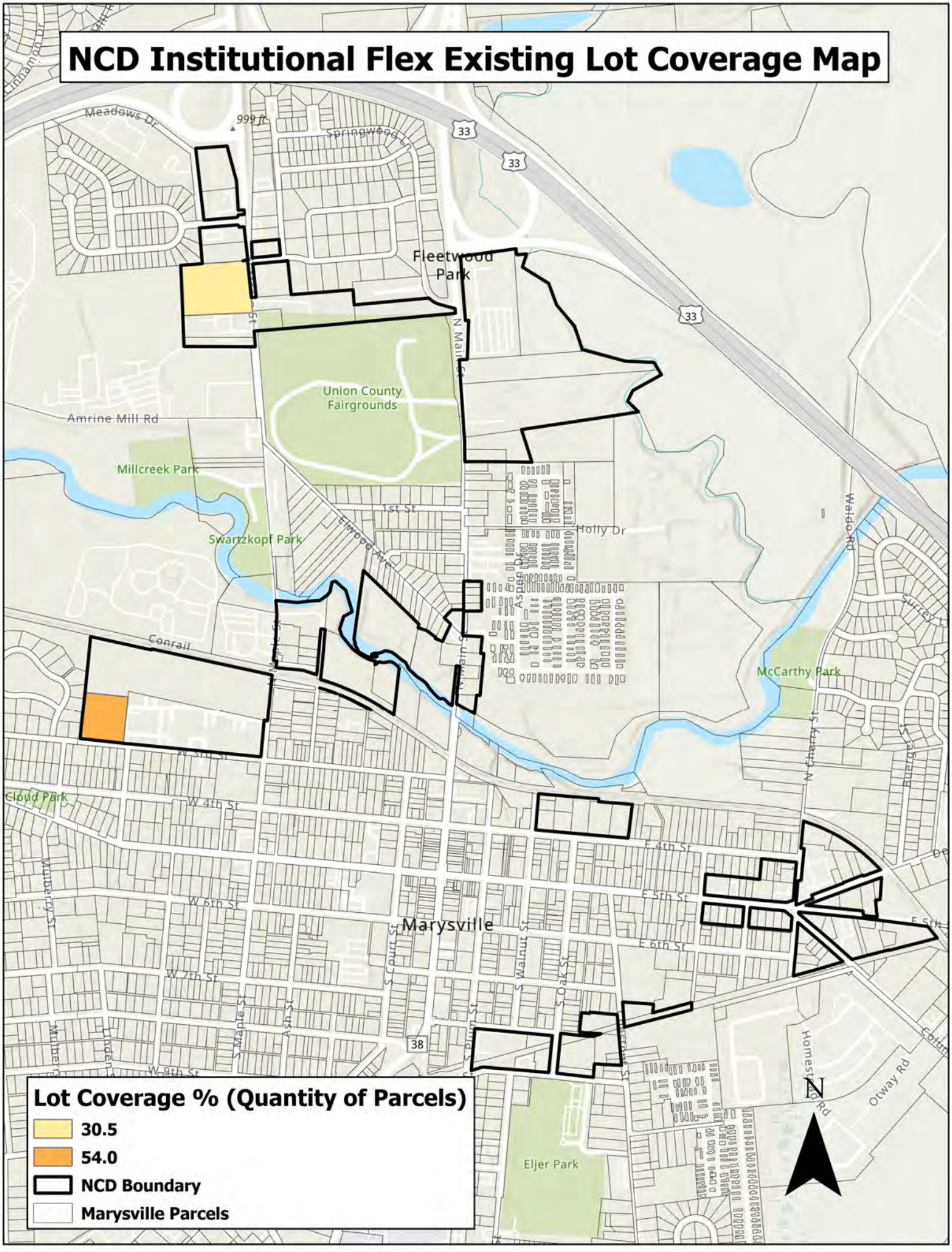
The amendment to Section 1121.11 would provide staff and applicants the ability to apply the lot coverage requirement to all pervious and impervious areas that are being proposed. Refer to 'Exhibit A' for the updated typology chart standards for Lot Coverage.

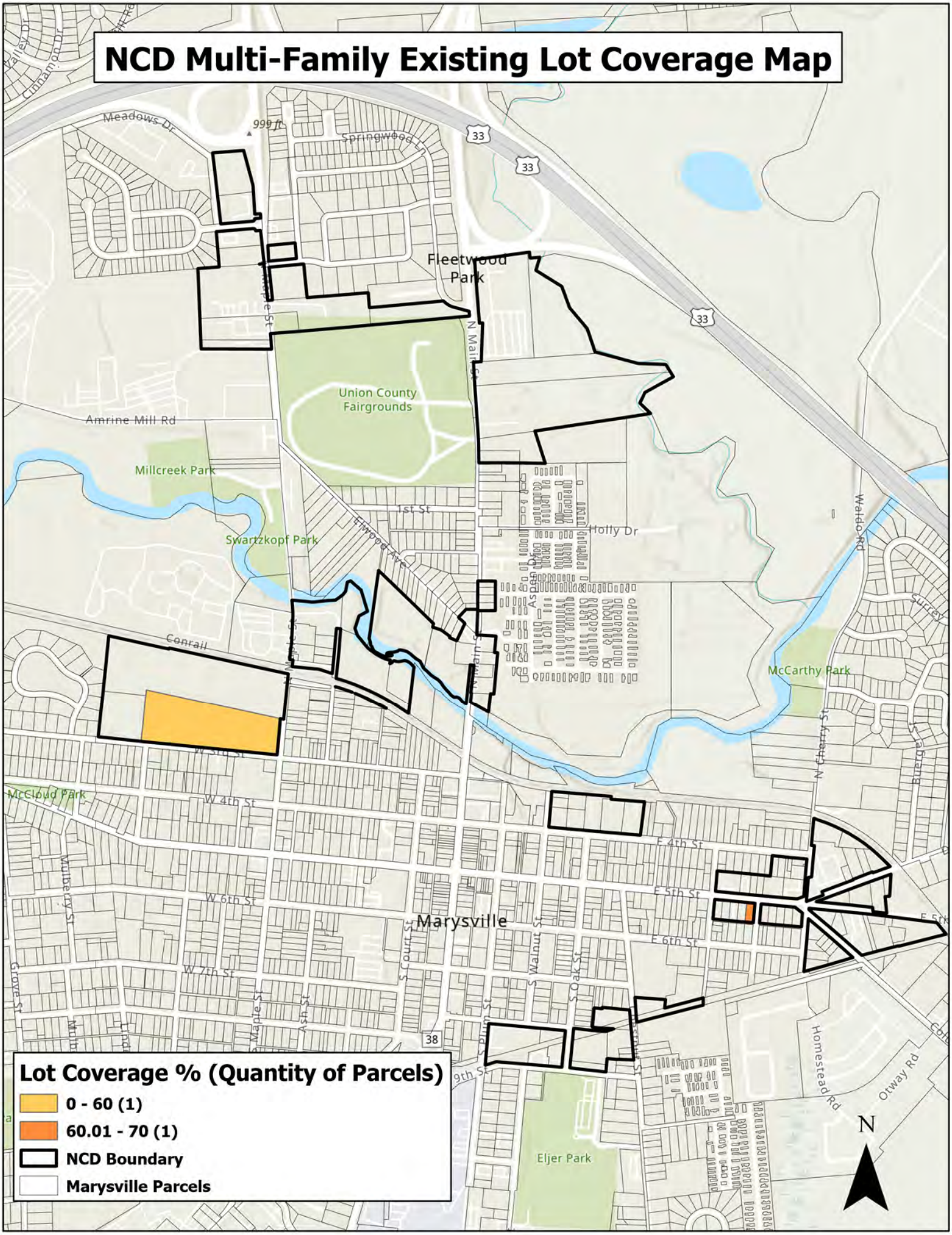
If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

EXHIBIT A

District	Typology	Lot Coverage
NCD	Commercial	85%
NCD	Institutional Flex	60%
NCD	Mixed Use	No max lot coverage; provided however all setbacks are satisfied
NCD	Single Family Attached	65%
NCD	Multi-Family	65%


NCD Commercial Existing Lot Coverage Map
Meadows Dr
999 ft
Springwood Ln
33
Union County Fairgrounds
Amrine Mill Rd
Millcreek Park
Swartzkopf Park
1st St
Holly Dr
Aspen Dr
Waldo Rd
Conrail
McCarthy Park
N Cherry St
Buergel St
W 3rd St
W 4th St
Cloud Park
E 4th St
E 5th St
E 6th St
W 6th St
W 7th St
Marysville
S Court St
S Walnut St
S Oak St
E 9th St
Homestead Rd
Otway Rd
Eljer Park
N
Lot Coverage % (Quantity of Parcels)
0 - 50 (7)
50.01 - 60 (2)
60.01 - 70 (7)
70.01 - 80 (10)
80.01 - 90 (10)
NCD Boundary
Marysville Parcels


NCD Institutional Flex Existing Lot Coverage Map
Meadows Dr
999 ft
Springwood Ln
33
Fleetwood Park
N Main St
Union County Fairgrounds
Amrine Mill Rd
Millcreek Park
Swartzkopf Park
1st St
Elmore Ave
Holly Dr
Aspen Dr
Waldo Rd
Conrail
McCarthy Park
N Cherry St
Cloud Park
W 4th St
E 4th St
E 5th St
E 6th St
W 6th St
W 7th St
W 9th St
Marysville
S Court St
S Walnut St
S Oak St
S Maple St
Ash St
Whitney St
38
Homestead Rd
Otway Rd
Eljer Park
N
Lot Coverage % (Quantity of Parcels)
30.5
54.0
NCD Boundary
Marysville Parcels


NCD Multi-Family Existing Lot Coverage Map
Meadows Dr
999 ft
Springwood Ln
33
Fleetwood Park
N Maple St
Union County Fairgrounds
Amrine Mill Rd
Millcreek Park
Swartzkopf Park
1st St
Elmwood Ave
Holly Dr
Ash St
Main St
Waldo Rd
Conrail
McCarthy Park
N Cherry St
W 3rd St
McCloud Park
W 4th St
E 4th St
E 5th St
W 6th St
Marysville
E 6th St
Walnut St
Oak St
W 7th St
Maple St
38
9th St
Homestead Rd
Otway Rd
Eljer Park
N
Lot Coverage % (Quantity of Parcels)
0 - 60 (1)
60.01 - 70 (1)
NCD Boundary
Marysville Parcels

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August 1, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Development and Planning Manager

RE: Zoning Amendments

To hear an application for a Zoning Amendment to Section 1121.12 Hospital Mixed-Use District - Lot Coverage Standards for All Building Typology charts.

Planning Staff Analysis - Hospital Mixed-Use District Lot Coverage Standards for All Building Typology charts:

The current zoning code has varying lot coverages based on the type of use in this district. This amendment would provide for a lot coverage maximum that would incorporate all pervious and impervious areas.

Proposed Text Amendments:

The amendments would be outlined in Section 1121.12 building typology charts as specified in "Exhibit A", whereas below is the current zoning code text redlined with the proposed changes for Section 1121.12 building typology charts:

District	Typology	Lot Coverage
HMD	Single Family Attached	~~No max lot coverage; provided however all setbacks are satisfied~~ 70%
HMD	Mixed Use	~~No max lot coverage; provided however all setbacks are satisfied~~ 70%
HMD	Multi-Family	~~60% including accessory structures~~ 70%
HMD	Office	~~No max lot coverage; provided however all setbacks are satisfied~~ 80%

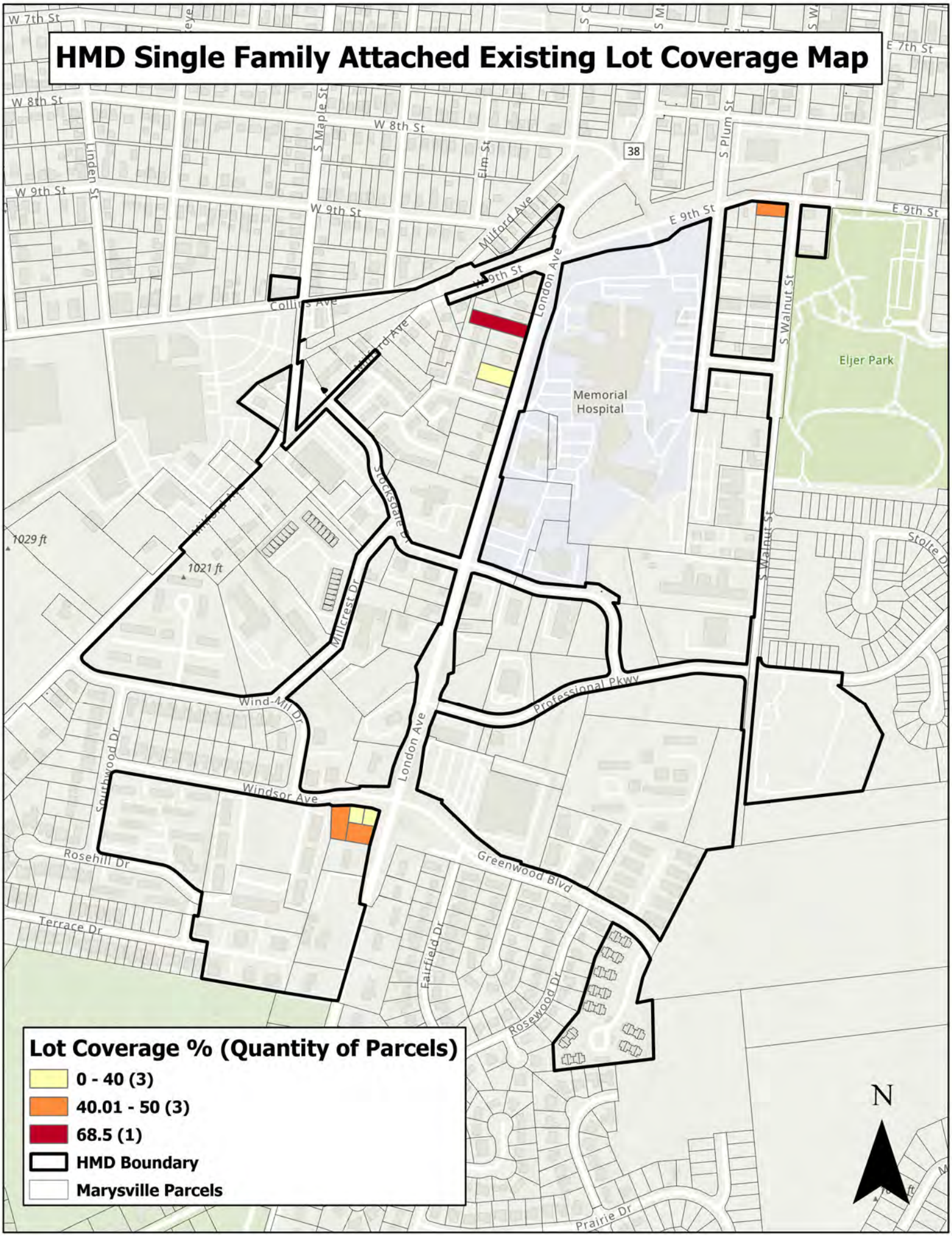
Staff Comments

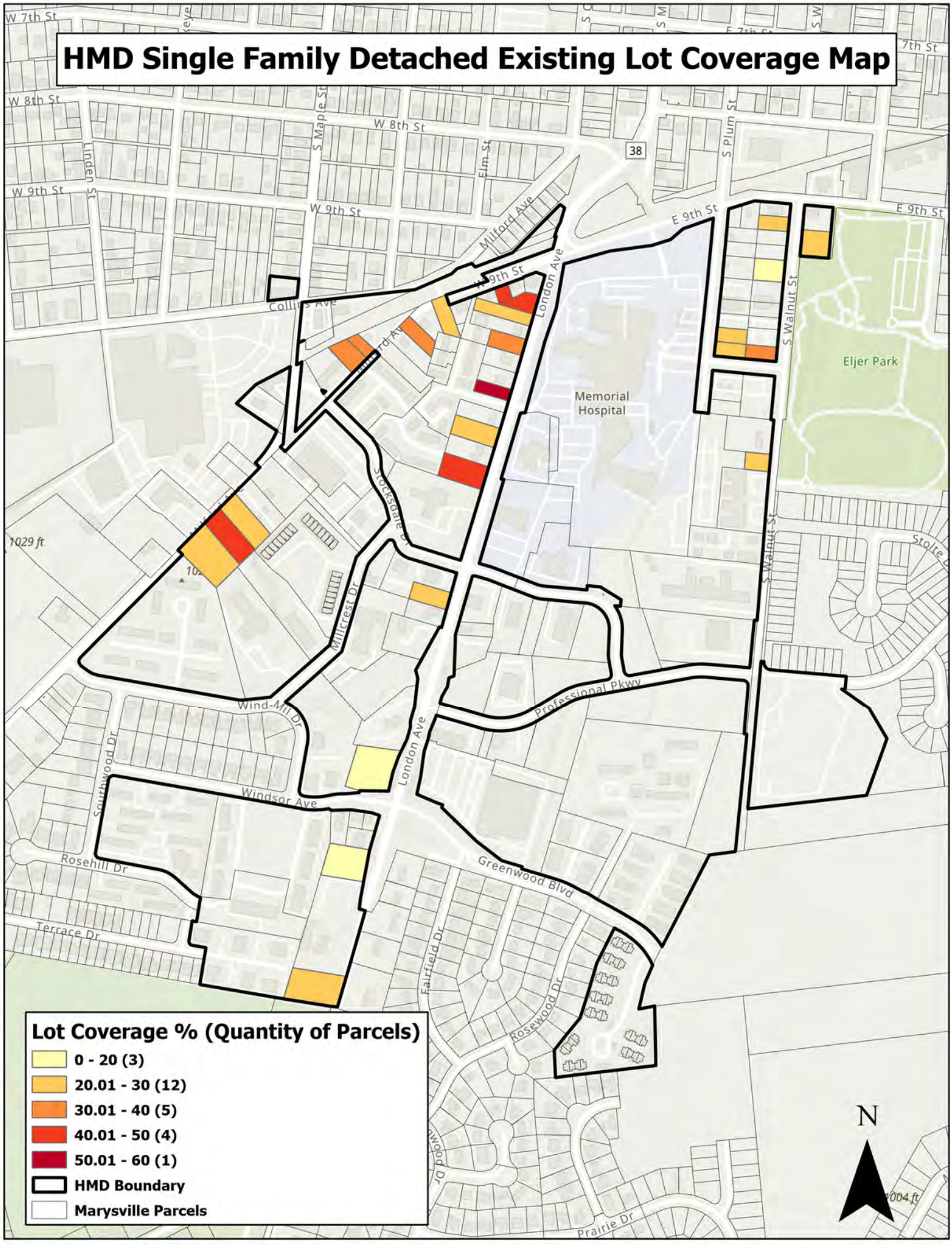
The amendment to Section 1121.12 would provide staff and applicants the ability to apply the lot coverage requirement to all pervious and impervious areas that are being proposed. Refer to 'Exhibit A' for the updated typology chart standards for Lot Coverage.

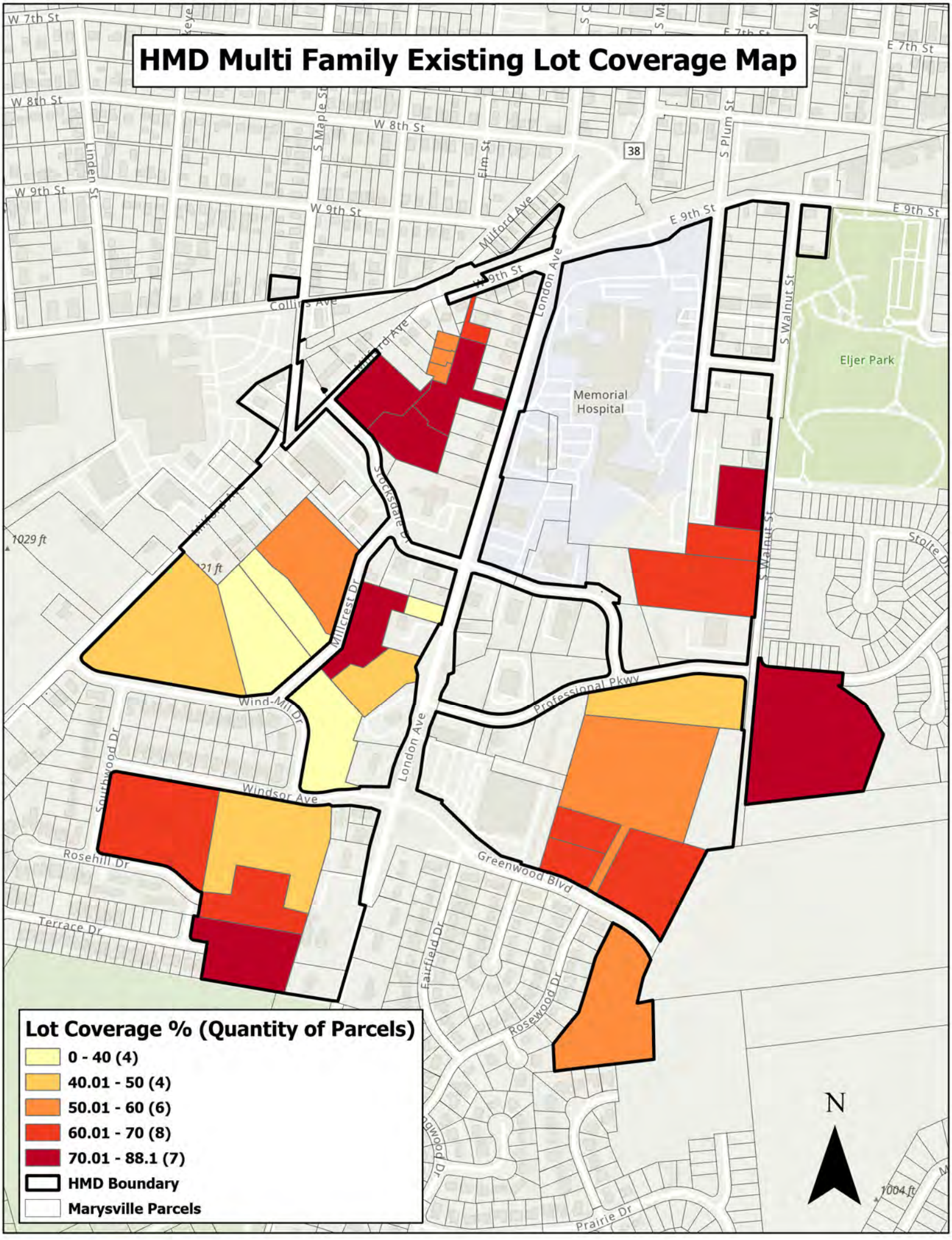
If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

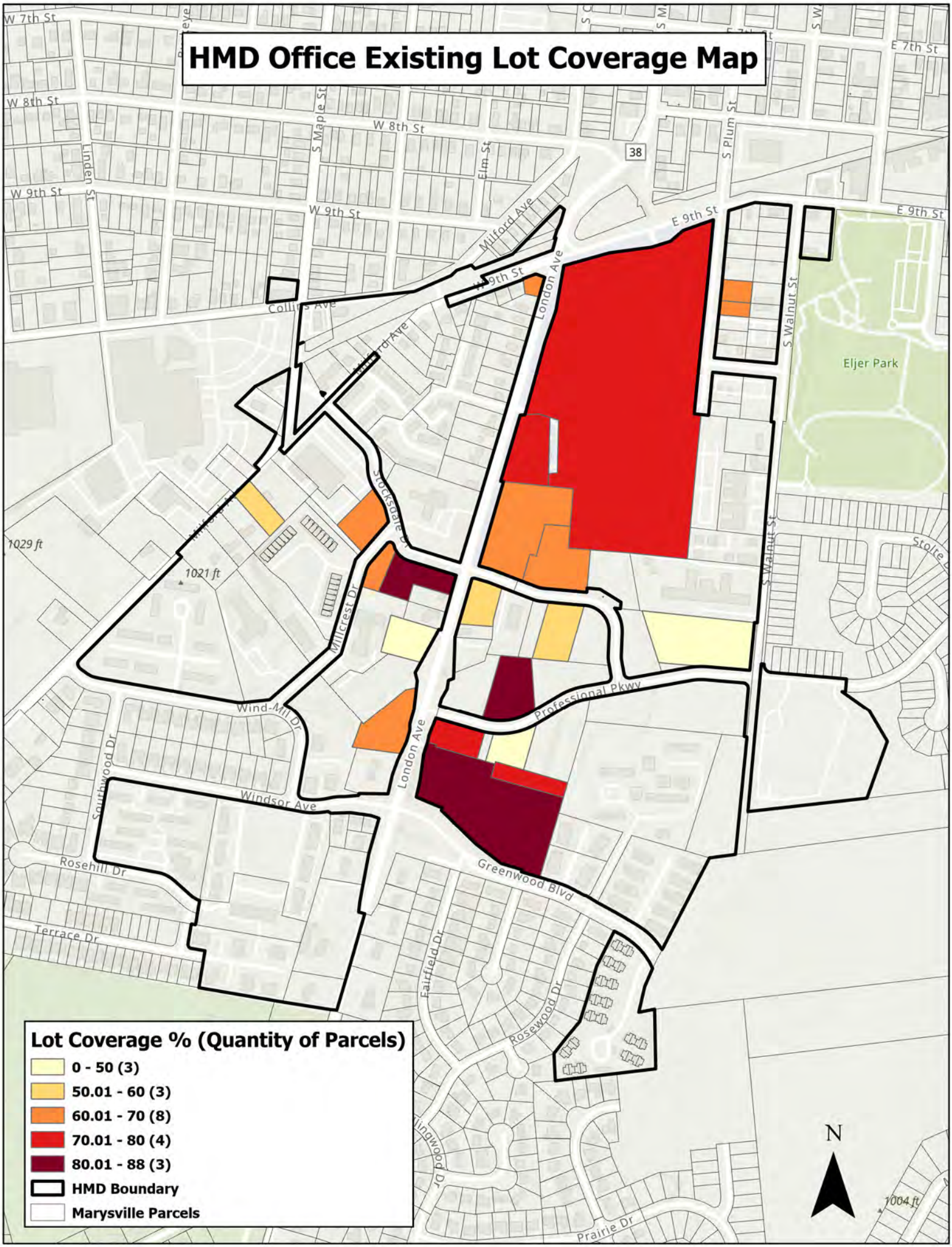
EXHIBIT A

District	Typology	Lot Coverage
HMD	Single Family Attached	70%
HMD	Mixed Use	70%
HMD	Multi-Family	70%
HMD	Office	80%


HMD Single Family Attached Existing Lot Coverage Map
W 7th St
E 7th St
W 8th St
S Maple St
Linden St
Elm St
S Plum St
38
W 9th St
Milford Ave
E 9th St
Collins Ave
London Ave
S Walnut St
Eljer Park
Memorial Hospital
1029 ft
1021 ft
Millcrest Dr
Professional Pkwy
Wind Mill Dr
Southwood Dr
Windsor Ave
Rosehill Dr
Greenwood Blvd
Terrace Dr
Fairfield Dr
Rosewood Dr
Prairie Dr
Lot Coverage % (Quantity of Parcels)
0 - 40 (3)
40.01 - 50 (3)
68.5 (1)
HMD Boundary
Marysville Parcels
N


HMD Single Family Detached Existing Lot Coverage Map
W 7th St
W 8th St
W 9th St
E 9th St
S Maple St
Linden St
Elm St
S Plum St
38
Milford Ave
London Ave
Collins Ave
S Walnut St
Eljer Park
Memorial Hospital
Stockstone Dr
Millcrest Dr
Wind-Mill Dr
Professional Pkwy
Southwood Dr
Windsor Ave
Rosehill Dr
Greenwood Blvd
Terrace Dr
Fairfield Dr
Rosewood Dr
Prairie Dr
1029 ft
Lot Coverage % (Quantity of Parcels)
0 - 20 (3)
20.01 - 30 (12)
30.01 - 40 (5)
40.01 - 50 (4)
50.01 - 60 (1)
HMD Boundary
Marysville Parcels
N


HMD Multi Family Existing Lot Coverage Map
W 7th St
E 7th St
W 8th St
S Maple St
Linden St
Elm St
S Plum St
38
W 9th St
Milford Ave
E 9th St
Collins Ave
London Ave
S Walnut St
Eljer Park
Memorial Hospital
Stocksdale Dr
Millcrest Dr
Wind Mill Dr
Professional Pkwy
Southwood Dr
Windsor Ave
Rosehill Dr
Greenwood Blvd
Terrace Dr
Fairfield Dr
Rosewood Dr
Prairie Dr
1029 ft
1004 ft
N
Lot Coverage % (Quantity of Parcels)
0 - 40 (4)
40.01 - 50 (4)
50.01 - 60 (6)
60.01 - 70 (8)
70.01 - 88.1 (7)
HMD Boundary
Marysville Parcels


HMD Office Existing Lot Coverage Map
W 7th St
W 8th St
W 9th St
E 7th St
E 9th St
S Maple St
Linden St
Elm St
S Plum St
S Walnut St
Milford Ave
London Ave
Collins Ave
Millcrest Dr
Stocksdale Dr
Wind-Mill Dr
Professional Pkwy
Windsor Ave
Southwood Dr
Rosehill Dr
Terrace Dr
Greenwood Blvd
Fairfield Dr
Rosewood Dr
Prairie Dr
Eljer Park
38
1029 ft
1021 ft
1004 ft
N
Lot Coverage % (Quantity of Parcels)
0 - 50 (3)
50.01 - 60 (3)
60.01 - 70 (8)
70.01 - 80 (4)
80.01 - 88 (3)
HMD Boundary
Marysville Parcels

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August 1, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Development and Planning Manager

RE: Zoning Amendments

To hear an application for a Zoning Amendment to Section 1121.14 Light Manufacturing District - Lot Coverage Standards for All Building Typology charts.

Planning Staff Analysis - Light Manufacturing District Lot Coverage Standards for All Building Typology charts:

The current zoning code has varying lot coverages based on the type of use in this district. This amendment would provide for a lot coverage maximum that would incorporate all pervious and impervious areas.

Proposed Text Amendments:

The amendments would be outlined in Section 1121.14 building typology charts as specified in "Exhibit A", whereas below is the current zoning code text redlined with the proposed changes for Section 1121.14 building typology charts:

District	Typology	Lot Coverage
LMD	Manufacturing	~~60% including accessory structures~~ 75%
LMD	Office / Warehouse Flex	~~60% including accessory structures~~ 75%

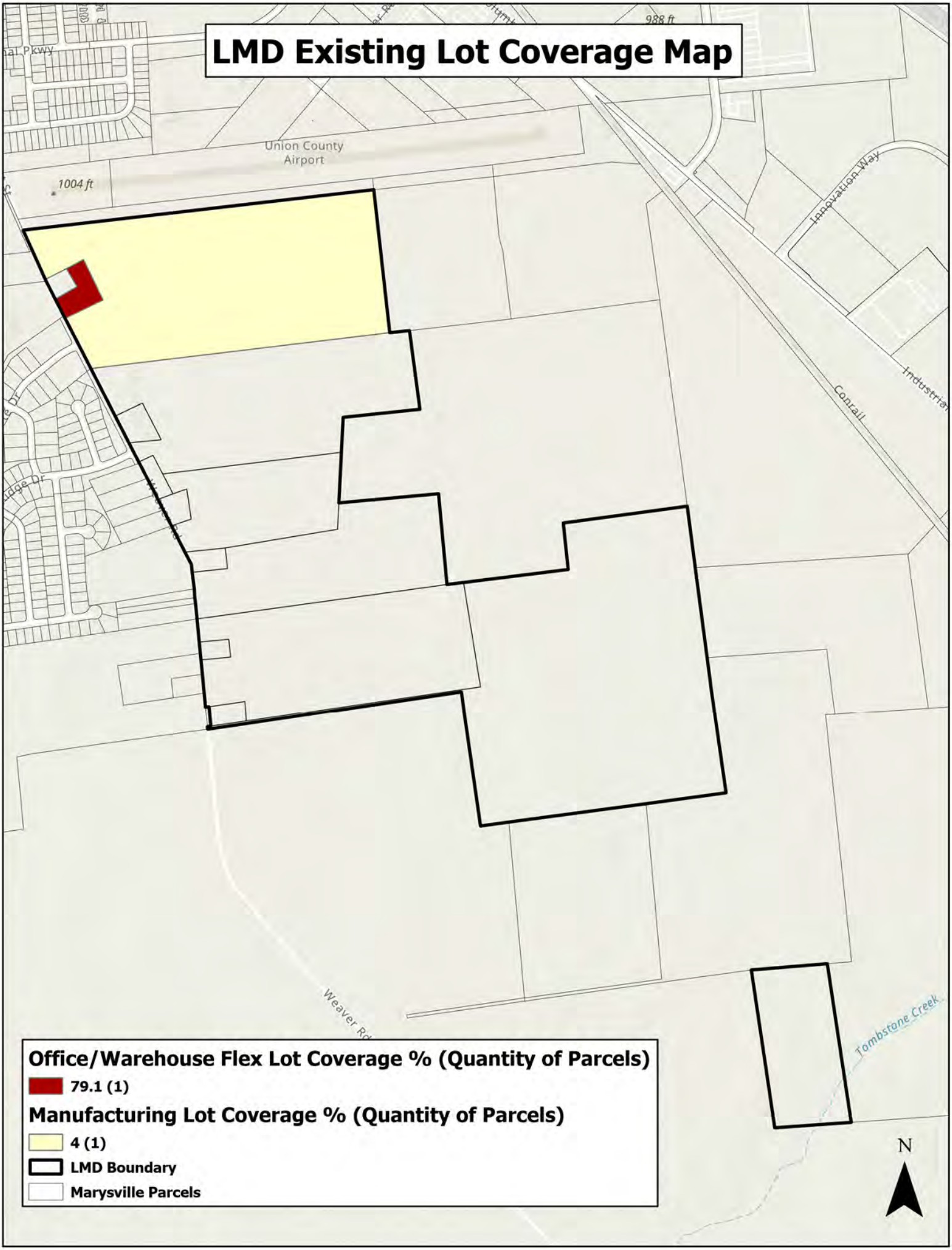
Staff Comments

The amendment to Section 1121.14 would provide staff and applicants the ability to apply the lot coverage requirement to all pervious and impervious areas that are being proposed. Refer to 'Exhibit A' for the updated typology chart standards for Lot Coverage.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

EXHIBIT A

District	Typology	Lot Coverage
LMD	Manufacturing	75%
LMD	Office / Warehouse Flex	75%


LMD Existing Lot Coverage Map
Union County Airport
1004 ft
988 ft
Innovation Way
Conrail
Weaver Rd
Tombstone Creek
Office/Warehouse Flex Lot Coverage % (Quantity of Parcels)
79.1 (1)
Manufacturing Lot Coverage % (Quantity of Parcels)
4 (1)
LMD Boundary
Marysville Parcels
N

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August 1, 2023

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Development and Planning Manager

RE: Zoning Amendments

To hear an application for a Zoning Amendment to Section 1121.15 Regional Mixed-Use District - Lot Coverage Standards for All Building Typology charts.

Planning Staff Analysis - Regional Mixed-Use District Lot Coverage Standards for All Building Typology charts:

The current zoning code has varying lot coverages based on the type of use in this district. This amendment would provide for a lot coverage maximum that would incorporate all pervious and impervious areas

Proposed Text Amendments:

The amendments would be outlined in Section 1121.15 building typology charts as specified in “Exhibit A”, whereas below is the current zoning code text redlined with the proposed changes for Section 1121.15 building typology charts:

District	Typology	Lot Coverage
RMU	Commercial	~~No max lot coverage; provided however all setbacks are satisfied~~ 85%
RMU	Office	~~No max lot coverage; provided however all setbacks are satisfied~~ 70%
RMU	Mixed Use	~~60% including accessory structures~~ 85%
RMU	Multi Family	~~60% including accessory structures~~ 65%

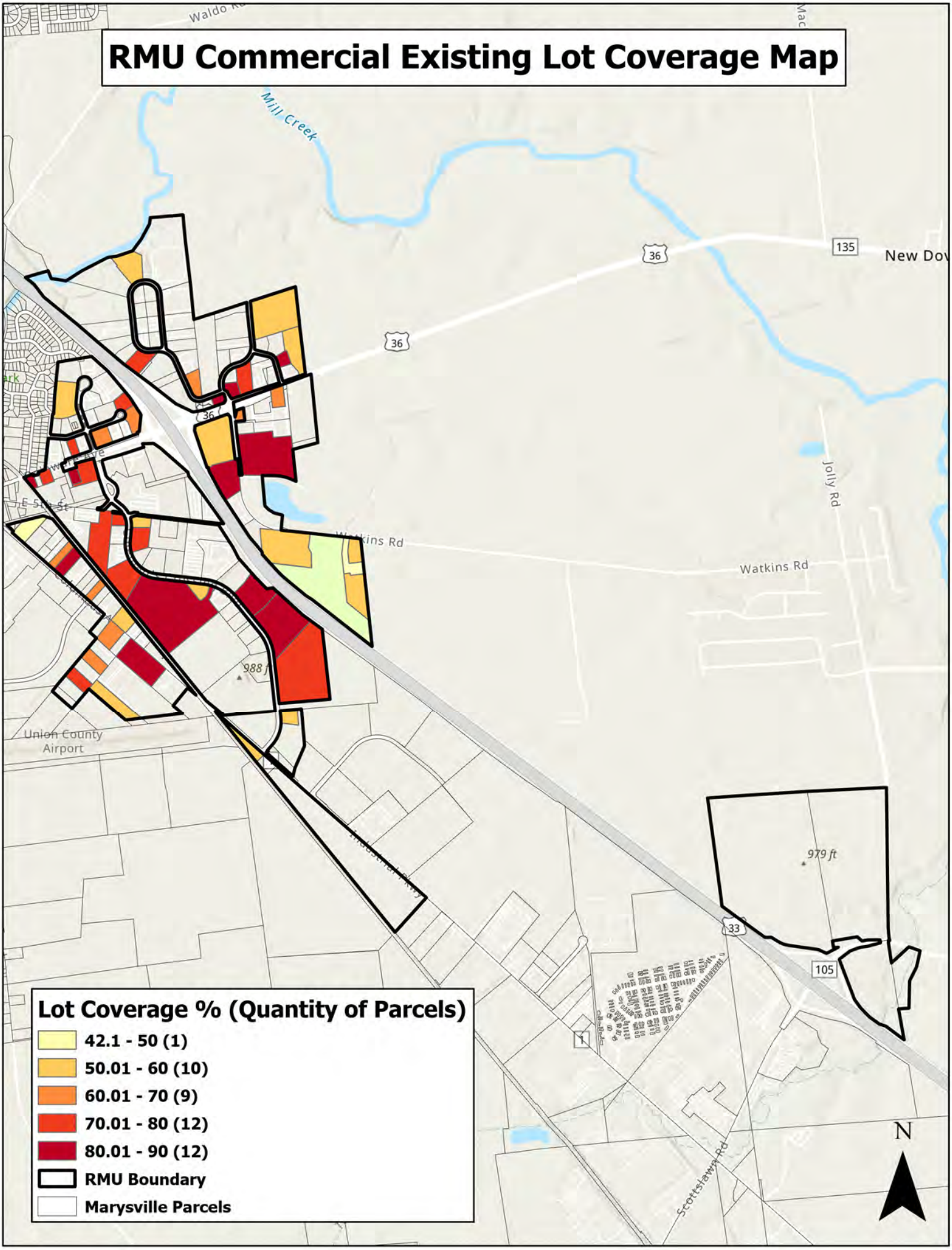
Staff Comments

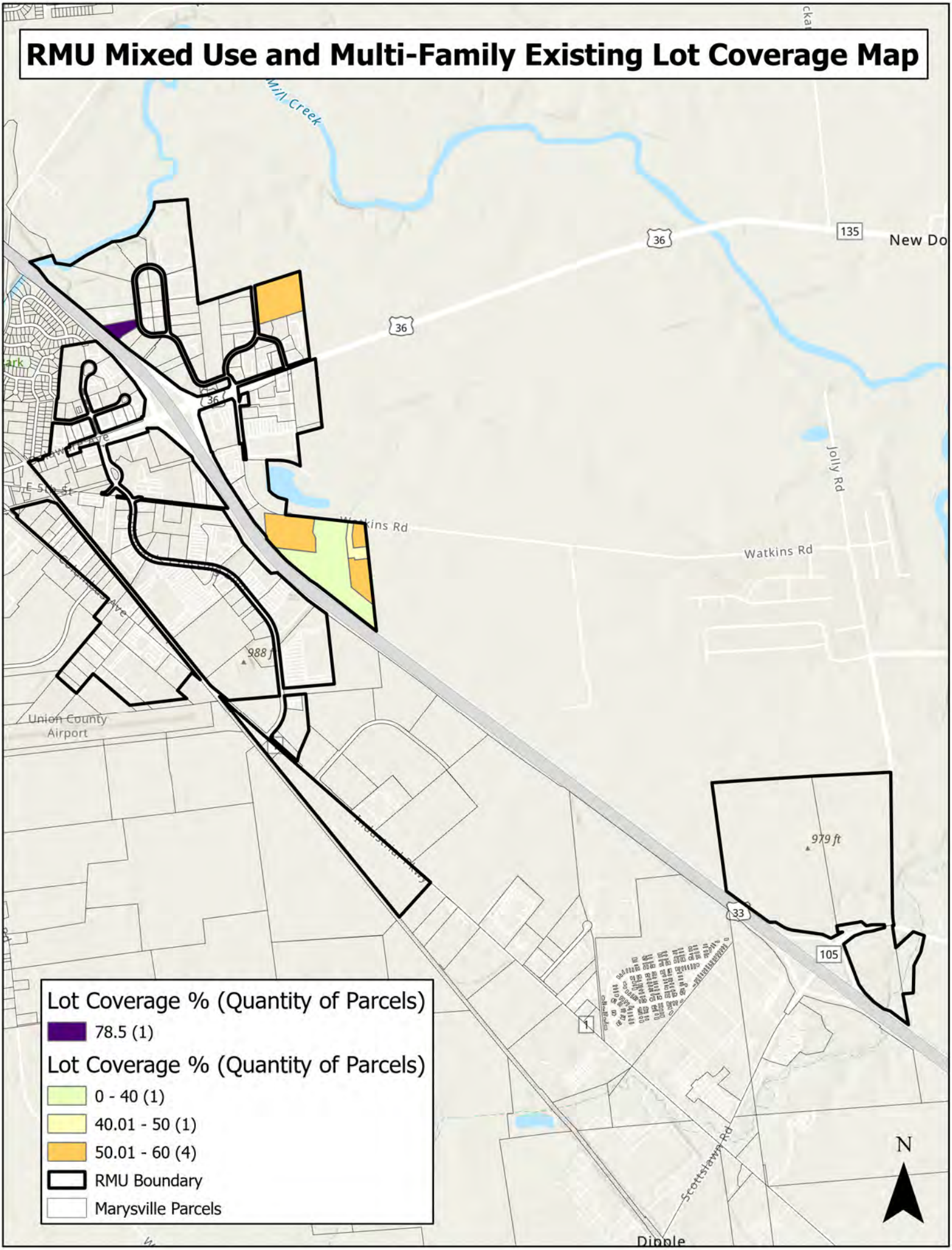
The amendment to Section 1121.15 would provide staff and applicants the ability to apply the lot coverage requirement to all structures that are being proposed. Refer to 'Exhibit A' for the updated typology chart standards for Lot Coverage.

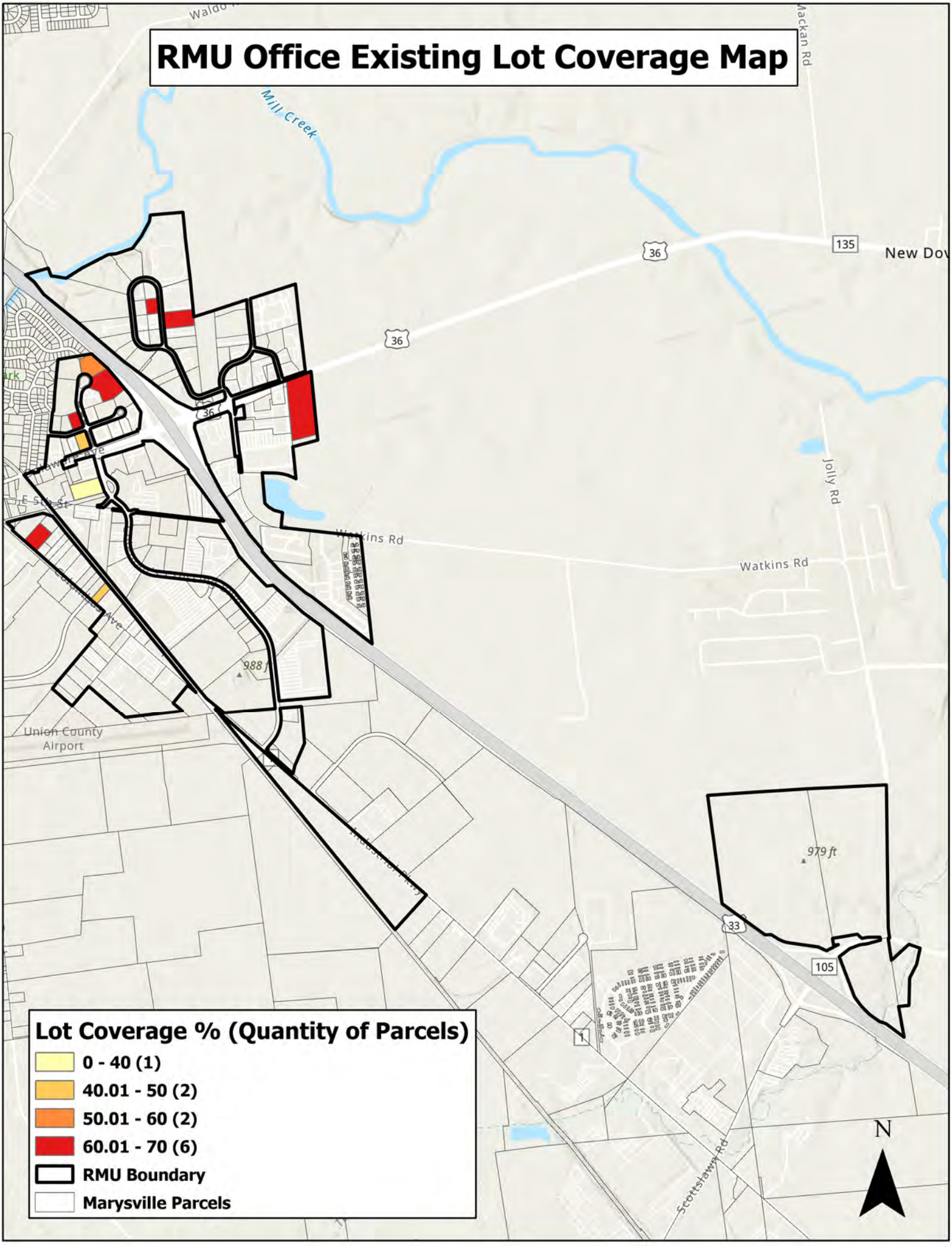
If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

EXHIBIT A

District	Typology	Lot Coverage
RMU	Commercial	85%
RMU	Office	70%
RMU	Mixed Use	85%
RMU	Multi Family	65%


RMU Commercial Existing Lot Coverage Map
Mill Creek
36
135
New Dov
Jolly Rd
Watkins Rd
988 ft
Union County Airport
979 ft
33
105
Scottslawn Rd
N
Lot Coverage % (Quantity of Parcels)
42.1 - 50 (1)
50.01 - 60 (10)
60.01 - 70 (9)
70.01 - 80 (12)
80.01 - 90 (12)
RMU Boundary
Marysville Parcels


RMU Mixed Use and Multi-Family Existing Lot Coverage Map
Mill Creek
36
135
New Do
Jolly Rd
Watkins Rd
988 ft
Union County Airport
979 ft
33
105
Scottslawn Rd
Dipple
N
Lot Coverage % (Quantity of Parcels)
78.5 (1)
Lot Coverage % (Quantity of Parcels)
0 - 40 (1)
40.01 - 50 (1)
50.01 - 60 (4)
RMU Boundary
Marysville Parcels


RMU Office Existing Lot Coverage Map
Mill Creek
Mackan Rd
36
135
New Dov
Jolly Rd
Watkins Rd
Union County Airport
988 ft
979 ft
33
105
1
Scottstown Rd
N
Lot Coverage % (Quantity of Parcels)
0 - 40 (1)
40.01 - 50 (2)
50.01 - 60 (2)
60.01 - 70 (6)
RMU Boundary
Marysville Parcels