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

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on May 7, 2024 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 for a Conditional Use Application for personal services located at 240 W 5th Street with a Parcel number of 2900070690000 and Zoned as Uptown Transitional.
2. To hear an application for a Final Plat for Amrine Meadows Section 1 Phase 2 located along State Route 31 & Amrine-Wood Road and Zoned as Suburban Residential District.
3. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1123 - Generally Applicable District.

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 Planning and Zoning 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, May 7 2024 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

Robert Stillion

Bret Ingle

Paige Laub

APPROVAL OF MINUTES:

April 16, 2024 Special 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 for a Conditional Use Application for personal services located at 240 W 5th Street with a Parcel number of 2900070690000 and Zoned as Uptown Transitional.
2. To hear an application for a Final Plat for Amrine Meadows Section 1 Phase 2 located along State Route 31 & Amrine-Wood Road and Zoned as Suburban Residential District.
3. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1123 - Generally Applicable District.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

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PLANNING COMMISSION MEETING MINUTES
April 16, 2024 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting was originally scheduled for April 2, 2024, but was rescheduled to April 16, 2024, due to inclement weather.

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

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

CITY ADMINISTRATION PRESENT: *Planning and Development Manager* Ashley Gaver and *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: Brad Bodenmiller, Bob Lamb, Paul Slaughter, Henk Berbee, Jon Jundra, Lisa Marshall, Kelsey Miller, Shelley Knapp, Carl M., and Matt Ceber.

APPROVAL OF MINUTES: Commissioner Wolniewicz moved to approve the March 5, 2024 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson 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 Nickoson.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION:

1. **Recreational Marijuana Presentation - Brad Bodenmiller, Director of Logan-Union-Champaign (LUC) Regional Planning Commission:** Mr. Bodenmiller provided a presentation as shown in Exhibit A.

NEW BUSINESS:

1. **To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Water and Light within the Uptown Commercial (UC) and Neighborhood Commercial (NCD) zoning districts located at Parcels: 2900051660000, 2900051670000, 2900051680000, 2900050340010, 2900050340020, 2900051640000,**

2900051650000, and 2900051580010 off of North Main Street: Bob Lamb, of Connect Real Estate, provided a presentation as shown in Exhibit B. He explained that they have been working with the City for about a year and a half on this project. The Development Agreement was approved by City Council which outlines the general scope of the project and lists the deliverables that Connect is required to provide to the City for the project. Once the properties are transferred to Connect, they will be able to begin site work. Overall, the concept for project is a mixed-use redevelopment of vacant, blighted and brownfield sites. We will leverage Local, State and Federal monies to redevelop these historic sites and transform the Uptown area. He explained that they are a leader in the Midwest that specializes in historic site redevelopment.

Commissioner Comments: Commissioner Wolniewicz stated he would like the redevelopment to feel like more of an extension of the Uptown, which the current renderings do not. He also expressed concerns regarding the locations and amount of parking. He asked if there would be an option to go vertical with parking. Mr. Lamb said from a financial perspective, it doesn't make sense for them to go vertical with parking. The residential townhomes will have a garage on the ground floor. Additionally, there is actually a higher parking ratio for this development than we have in the Trolley District. Chairman Nickoson said he would like strong consideration with regard to the Staff Comments that were provided in the meeting packet for this meeting. When reviewing the layout, from what he can see, there doesn't seem to be a lot of green space. There seems to be more tree line versus open green space. Mr. Nickoson also asked how many units are planned. Mr. Lamb responded that there will be a maximum of 315 units and a boutique hotel, which will be about 60 rooms. The goal is to push as much to the street as possible with parking in the rear. Commissioner Wolniewicz asked if six stories are planned for the hotel. Mr. Lamb responded yes, and while that isn't the case for the townhomes or for the apartments, it is for the boutique hotel to get the number of rooms desired. Commissioner Wolniewicz said he is against six stories. Chairman Nickoson said he doesn't want to take away from the silos. Further, he said he has seen many Sketch Plans and this one seems light regarding details. Mr. Lamb said he understands the feedback, and has received the comments from City Staff, the Site Plans will be much more detailed. Chairman Nickoson said he understands they are not reviewing the renderings for the purposes of this meeting, however, he said he doesn't see how the renderings tie into the existing Uptown area. Commissioner Wolniewicz said the permitted uses need to be decreased as it is hard to tell what is really desired and envisioned for the future of this PUD. Commissioner Ingle said having Conditional Uses could be an option as well. Mr. Lamb said he understands they will make adjustments. Regarding the illumination of the Silos, Commissioner Ingle asked for more information, as he was envisioning neon signs advertising wing specials, which he hopes is not the intent. Mr. Lamb said advertising is not the intent and provided a few examples of what it could be used for, such as providing information regarding the athlete of the month, teams winning, public notices, etc. For driver safety, they will not be able to flicker the illumination and it would have to remain static for a certain amount of time. The intent is this for the illumination to serve the community as a form of public art.

Citizen Comments: Paul Slaughter asked if the silos will be made into anything. Chairman Nickoson said the intent is to have a rock wall inside. Additionally, he inquired if the City thinks it's was a good idea to buy land for over $500,000 that is going to be turned into a parking lot. He asked further questions regarding the ownership of the properties to be redeveloped. Chairman Nickoson said more information regarding his questions can be found in the meeting packet on the City website.

Shelly Knapp said she lives on Elwood Avenue which has seen construction for months. Now, it appears there is going to be more construction for five years. The construction has been terrible, there is constant noise and she is not able to get things, like her prescriptions, delivered. The foundation of her home is cracked because of the construction and she was hospitalized because of the pollutants that rose from the ground with construction. The concept being proposed doesn't match Marysville. We aren't fancy and we don't need to be fancy. Her grown children cannot afford to live in Marysville. We pay good money to have our children educated here and they cannot afford to live here. Bald Eagles are in the area which will also be disturbed. Marysville used to be Mayberry. She has friends that left because Marysville isn't nice anymore and there aren't enough police officers to handle the crime.

Mr. Lamb responded to some of the comments. For all seven phases, construction is expected to take about three years. Connect is integrated, and because they do the real estate and the construction, the process is streamlined. We plan to fix these brownfield, contaminated sites. Our construction process takes 1/3 less time and we have a 70% reduction in site waste because of our processes. All Local, State and Federal standards will be complied with. Chairman Nickoson inquired about the potential for airborne containments. Mr. Lamb responded that airborne containments are not expected, but they will have a company that specializes in brownfield site remediation to ensure the safety of the public.

Commissioner Gaver reviewed the next steps: Before Planning Commission is the PUD Sketch Plan. Next, the Development Plan will provide more detailed and specific information, which will be presented to the Planning Commission. Then, Planning Commission will make their recommendation regarding the Development Plan, which will be sent to City Council for review. If approved by City Council, the project will go to the Design Review Board to make sure Connect is in compliance with the Zoning outlined in the Development Plan application. Prior to the presentation of the Development Plan to the Planning Commission, City Staff will meet with Connect to review feedback from this meeting.

Commissioner Stillion moved to approve the Sketch Plan and the question put, stood:

Mr. Ingle YES; Mr. Fisher YES; Ms. Laub YES; Mr. Stillion YES; Mr. Nickoson YES; Mr. Wolniewicz YES.*

*Mr. Wolniewicz said while he voted yes, he wants to see considerable changes from the Sketch Plan to Development Plan as noted in the comments during the meeting.

DISCUSSION ITEMS: None.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that all items on the agenda from the April 10, 2024 Design Review Board meeting were approved.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Wolniewicz said it is imperative that Connect is held to the desires heard tonight and it will be interesting to see the Development Plan. Manager Gaver said that when the Development Plan is presented to the Planning Commission, the Commission can either approve or deny. Or, they can also request to table the Development Plan if they are not happy with the Development Plan as it is presented to allow time for the desired changes to be reflected.

Commissioner Fisher said the open space needs to be further explained in the Development Plan.

Commissioner Stillion said that we, as a Commission, need to act responsibly and will thoughtfulness for the people of Marysville with regard to the redevelopment of the Uptown area.

Commissioner Ingle had no further comments for the evening.

Commissioner Laub said she would like to see more detail with regard to parking. Marysville may be small right now, but it will not always be and we need to consider parking availability. Additionally, she said that just because the new structures have brick that matches what is reflected the Uptown, it doesn't mean it ties into the Uptown. She wants Connect to be more creative with how the redevelopment ties into the existing Uptown area.

Chairman Nickoson said this will be the biggest project that affects the Uptown, potentially ever. The work is for us to ensure it is done right. He said he appreciated the comments throughout the meeting.

ADJOURN: There being no further business to bring before the Commission, Commissioner Wolniewicz moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:57 p.m.

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May 7, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Conditional Use Permit - 240 W 5th St - Personal Services

To hear an application for a Conditional Use Application for personal services located at 240 W 5th Street with a Parcel number of 2900070690000 and Zoned as Uptown Transitional.

APPLICATION: To hear an application for a Conditional Use Application for personal services located at 240 W 5th Street with a Parcel number of 2900070690000 and Zoned as Uptown Transitional.

The applicant will occupy one-half of 240 W 5th Street and operate RevelationU Reiki and Wellbeing.

Applicant: RevelationU Reiki and Wellbeing
Stephanie Cunningham
590 Glen Oaks Dr.
Marysville, OH 43040

Owner: 240 W 5th St LLC.
Marc Hanson
240 W 5th St.
Marysville, OH 43040

LOCATION: 240 W 5th Street (Parcel: 2900070690000)

AERIAL (LOCATION IS IN BLUE):



USES IN THE UPTOWN TRANSITIONAL DISTRICT ARE AS FOLLOWS:

Permitted Uses for Uptown Transitional District (UT)

- Artisan Studio
- Artisan Workshop
- Bed and Breakfast
- Childcare, Type A
- Childcare, Type B
- Community Center
- Professional Office
- Residential Care Facility, (1-5 Unrelated Persons)
- Residential Care Facility, (6-8 Unrelated Persons)
- Single-Family Home (Detached)

Conditional Uses for Uptown Transitional District (UT): (Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Community Garden
- Cultural Institution
- Home Occupation
- Institutional/Government Offices
- Multi-Family, see Section 1123.27
- Neighborhood Market
- Park/Playground
- **Personal Services**
- Religious Places of Worship
- Retail, Sales and Services
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

Below are the applicant's responses to the questions from (a)-(h) of Section 1141.24 along with staff responses in green if warranted:

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.

(a) Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay;

Applicant Response: Yes, Conditional Use is established.

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance;

Applicant Response: Yes. RevelationU Reiki and Wellbeing is a small business that can easily operate out of a single family home structure in this district.

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

Applicant Response: Yes. There will be no change to the appearance of the building that would change the character.

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

Applicant Response: No hazardous or disturbing activities will be occurring. It is a quiet, inside business.

(e) Will be served adequately by essential public facilities and services such as

highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Applicant Response: Yes. There are no additional public services or facilities required by the business.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Applicant Response: No additional requirements are needed.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

Applicant Response: No. None of these will be created.

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Applicant Response: Yes. Current entrance to the property is appropriate as is.

PLANNING & ZONING ANALYSIS

All applicable Zoning Code standards are being met related to parking count and signage.

Staff Comments:

1. The board shall consider putting a condition to require the addition of low planting landscape around the existing monument sign.

If you have any questions about the aforementioned items, please contact Planning and Zoning Department at (937)645-7361 or (937)645-7328, or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Received (stamp):

marysville
where the grass is greener

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PLANNING COMMISSION
REQUEST FOR CONDITIONAL USE

***** IMPORTANT INFORMATION - Please read before completing the application *****

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **Digital Only Submittals Preferred**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **A conditional use permit shall be deemed to authorize only one particular conditional use and such permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.**
- **Any construction and/or occupancy of the site for which the conditional use is being requested for shall not commence until approval is granted by the Planning Commission and all appropriate approved permits are obtained by the Division of Engineering and the Union County Building Department.**

Project Site Information *(Please print clearly)*

Project Street Address: 240 W 5th St. Marysville, OH 43040 Suite A Property Zoning District: UT

Company / Business Name: Revelation Reiki + Wellbeing

Explanation of the request for Conditional Use (please describe in detail; attach a separate sheet if necessary):

See Attached

Owner of Property: 240 West 5th St LLC - Marc Hanson

Owner's Address (Street): 240 W. 5th St.

City, State and Zip Code: Marysville, OH 43040

Owner's Telephone Number: (419) 647-4033

Applicant Information *(Please print clearly)*

Applicant: Stephanie Cunningham ☐ Owner ☐ Agent ☐ Representative ☑ Other

Company: Revelation Reiki + Wellbeing

Address (Street): 590 Glen Oaks Dr.

City, State and Zip Code: Marysville, OH 43040

Telephone Number: (614) 425-0409

E-mail Address: revelationv.com@gmail.com

I hereby attest to the truth and exactness of all of the information supplied on and with this application.

Signature of Applicant: Shawn Cunningham Date: 4/12/24

Signature of Owner: [signature] Date: 4/12/24

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $250 $_____

The application has been reviewed and is found to be complete.

_____ _____

City Staff Date

DECISION OF THE PLANNING COMMISSION

☐ Approved

☐ Disapproved

☐ Approved with conditions

_____

_____

_____

_____ _____

Chairperson, Planning Commission Date

Applicant Checklist Required Documents

Digital Submittal Required: All applications require a digital (.pdf) submittal (applications, plans, renderings, text, etc.) to be considered a complete application. This application should include a copy of the written statement answering the facts and circumstances listed in *Section 1141.24 - General Standards Application to all Conditional Uses* of the Planning and Zoning Code (facts and circumstances are attached to this application below).

	For Applicant	*For Staff Use Only*	
City Staff Meeting		**Yes**	**No**
Pre-application meeting with City Staff to discuss and review application submission materials.			

1141.23 - APPLICATION FOR CONDITIONAL USE

(a) Shall be filed in accordance with the procedures in this *Chapter 1141*;

(b) Shall be filed with the City on forms provided by the City;

(c) Shall include all required supplemental information;

(d) Shall be submitted by the application deadline as established by the City;

(e) Shall be signed by the applicant and owner attesting to the truth and exactness of all information supplied on the application.

1141.24 - GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES

(a) Is in fact a conditional use as established under the provisions of *Chapter 1121* and appears in *Chapter 1121* for the applicable zoning district or overlay; Yes. Conditional use is established.

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Planning and Zoning Ordinance; Yes. Revelations Reiki-Wellbeing is a small business that can easily operate out of a single family home structure in this district.

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
Yes. There will be no change to the appearance of the building that would change character.

(d) Will not be hazardous or disturbing to existing or future neighboring uses;
No hazardous or disturbing activites will be occurring. It is a quiet, inside business.

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
Yes. There are no additional public sewage facilities services required by the business.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community; No additional requirements are needed.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors; no none of these will be created.

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Yes. current entrance to the property is appropriate as is.

Project site: 240 W 5th St Marysville, OH 43040

Applicant: Stephanie Cunningham, RevelationU Reiki & Wellbeing

Additional Explanation of the request for Conditional Use

The proposed use for this property is Personal Services, which is an approved category under Conditional Use for the Uptown Transitional District based on Ord. No. 017-2023, Passed 4-24-2023.

RevelationU Reiki & Wellbeing would use a portion of the property located at 240 W 5th Street Marysville, OH. The building is currently being used by two businesses, Brittney Freeman State Farm in Suite B, and The Union Bank Co in Suite A. RevelationU would take over the 1,172 sqft space that is Suite A. RevelationU Reiki & Wellbeing would use the same signage that is currently there, just switch out the panel currently used for The Union Bank Co with our center name.

If approved, RevelationU Reiki & Wellbeing, an established Marysville business, would expand operations in this space. The mission of RevelationU Reiki & Wellbeing is to help people better understand who they are and how they work so they can create a life that feels deeply satisfying. This wellness center would offer services and workshops to enhance the overall health and well-being of the citizens of Marysville. The center will offer modalities such as Reiki (a Japanese technique for stress & pain relief that uses light touch or no touch), massage, reflexology, life coaching, meditation and yoga classes, and personal development and self-awareness workshops.

A typical day would see up to 3 practitioners using the space between the hours of 9 am and 7 pm, with one client per practitioner coming in on average each hour. After 5 pm and on weekends (outside of Suite B's business hours), RevelationU will host small classes and workshops. Maximum participation is likely 10-12 people.

There is approximately 5,290 square feet of parking that is shared between Suite A & B. The owner of the property has communicated that the parking lot is rarely (if ever) fully utilized. Additionally, there is on-street parking and a county parking lot available directly across the street from the building. I expect traffic to remain the same as it is now.

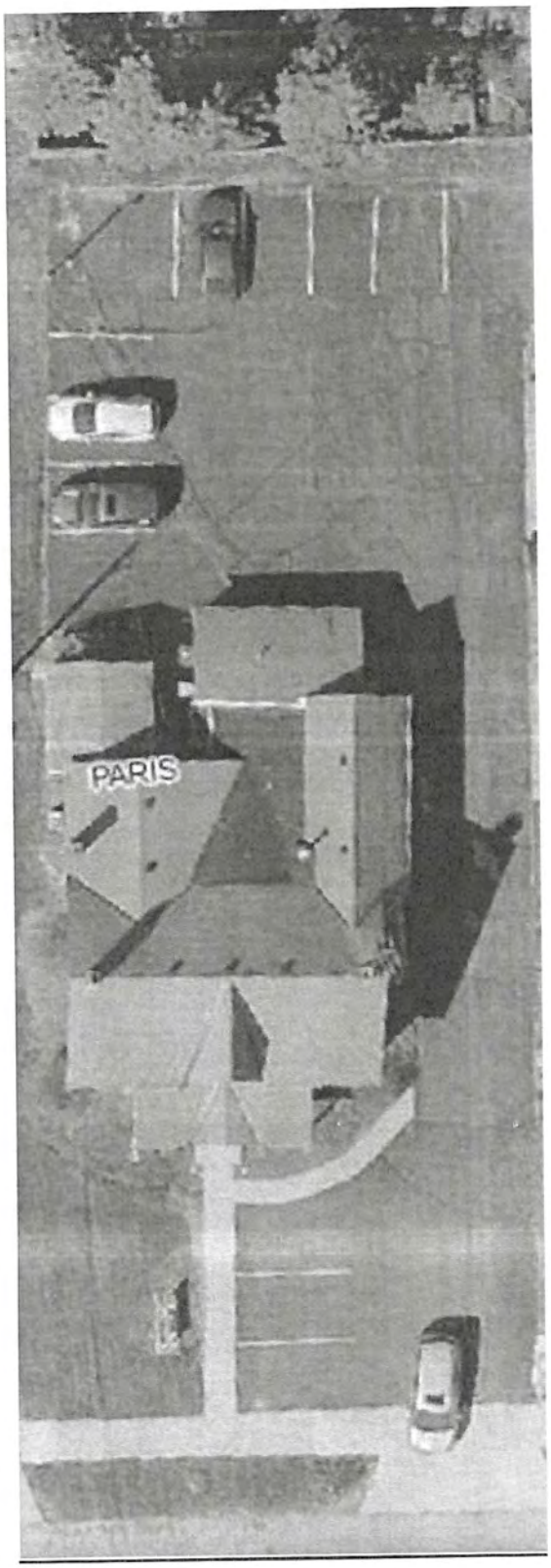
As stated, RevelationU Reiki & Wellbeing is a Marysville-based business that has served hundreds of clients since 2018 offering healing, support, community, and guidance to those looking to reconnect with themselves, others, and the community. We have helped people relieve stress, better understand what is working and not working in their lives, deepen relationships with their partners and families, and move forward with a life designed for and by them. We are excited to expand our reach and serve more individuals seeking balance and understanding in our community.

I appreciate your consideration.

Sincerely,

Stephanie Cunningham, CPC RMT, Founder, RevelationU Reiki & Wellbeing

EXHIBIT "A"



RevelationU

Reiki & Wellbeing

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

May 7, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Final Plat Review – Amrine Meadows Section 1 Phase 2

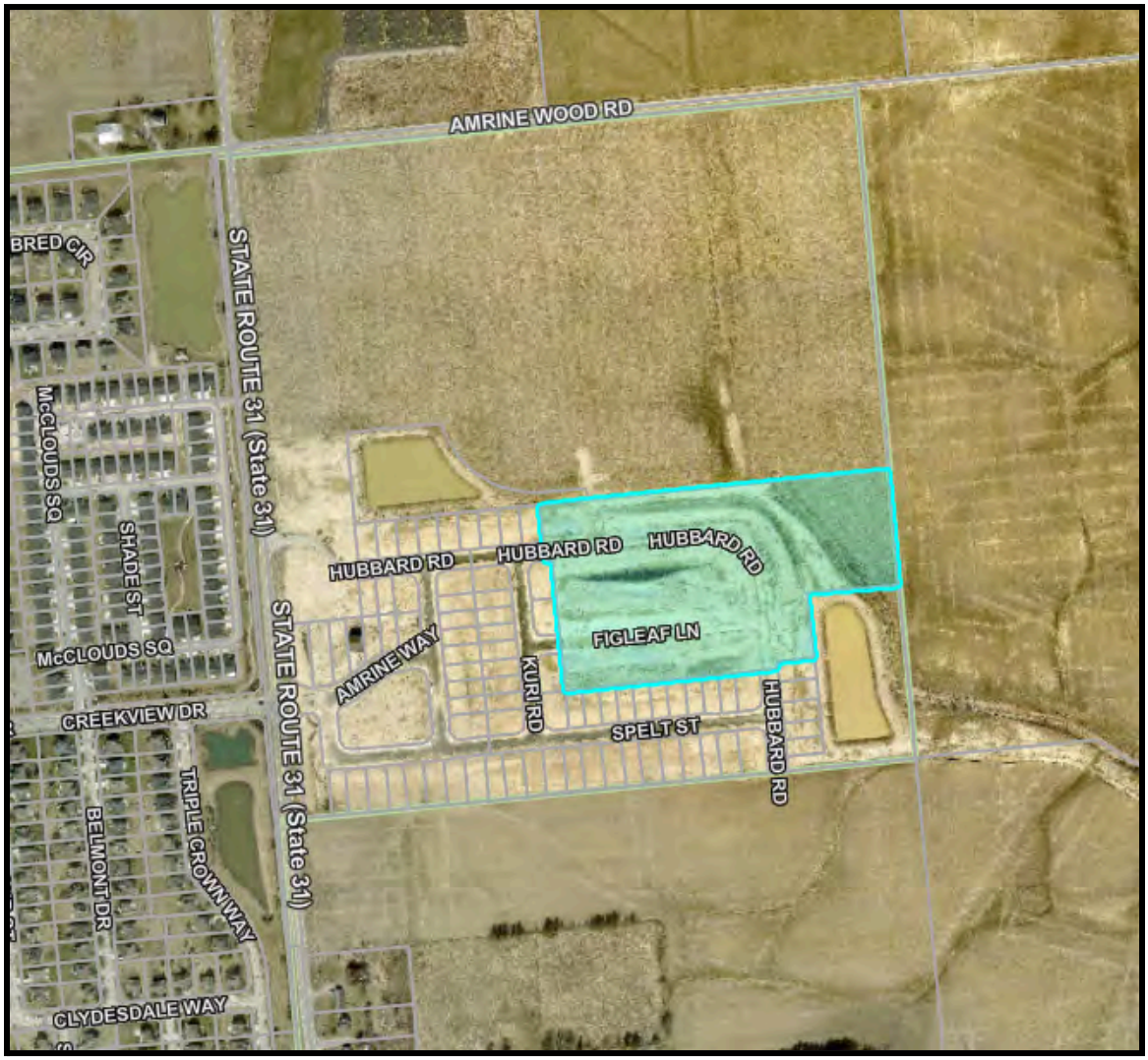
APPLICATION: To hear an application for a Final Plat for Amrine Meadows Section 1 Phase 2 located along State Route 31 & Amrine-Wood Road and Zoned as Suburban Residential District.

Applicant: Kimley Horn and Associates, LLC.
Kevin Kershner
7965 N. High St. Suite 200
Columbus, OH 43235

Owner: Pulte Homes of Ohio, LLC.
475 Metro Place S. Suite 200
Dublin, OH 43017

LOCATION: The Southeast corner of State Route 31 and Amrine-Wood Road.

AERIAL (LOCATION IS IN BLUE):



Following are the comments received for the Final Plat Review of the development known as Amrine Meadows Section 1 Phase 2, located along State Route 31.

Items listed are requirements and/or recommendations from the applicable agencies.

ENGINEERING STAFF ANALYSIS

1. The below section from the fourth paragraph in the upper left portion of the title page shall be revised with the language shown in red.

   EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS “UTILITY EASEMENT”. DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ~~PRIVATE~~ PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY.

PLANNING & ZONING ANALYSIS

1. The size of lots 76, 78, 80, and 88 approved in the preliminary plat have been altered. The applicant shall provide clarification on these changes. Below are the differences from the preliminary plat to the final plat.

Lot Number	Preliminary Plat Acres	Final Plat Acres
76	.15 AC	.18 AC
78	.18 AC	.15 AC
80	.21 AC	.173 AC
88	.212 AC	.24 AC

If you have any questions about the aforementioned items, please contact Planning and Zoning Department at (937)645-7361 or (937)645-7328, or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Received (stamp):

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Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

APPLICATION FOR MAJOR SUBDIVISION APPROVAL (FINAL PLAT)

***** IMPORTANT INFORMATION ~ Please read before completing the application*****

- **Required – Submission of a complete application, including all of the items listed in the application checklist.**
- **Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.**
- **Submitted applications and all required applicable submittal items found in Chapter 1105 of the Planning & Zoning Code shall be reviewed by the Division of Engineering for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Commission agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.**
- **No late submittals or additional information will be accepted after the application deadline.**
- **Any construction and/or occupancy of the site for which the subdivision approval is being requested for shall not commence until all appropriate approved permits are obtained by the City and the County Building Department.**

Project Site Information *(Please print clearly)*

Address of land or Subdivision name: Amrine Meadows Section 1 Phase 2

Present Zoning District: SRD

Present Use of the Land: Agriculture

Proposed Zoning District: SRD

Proposed Use of the Land: Residential

Owner of Property: Pulte Homes of Ohio, LLC

Owner's Address (Street): 475 Metro Place S. Suite 200

City, State and Zip Code: Dublin, Ohio 43017

Owner's Telephone Number: (614) 376-1018

Applicant Information *(Please print clearly)*

Applicant: Kevin Kershner ☐ Owner ☐ Agent ☒ Representative ☐ Other

Company: Kimley Horn and Associates, LLC

Address (street): 7965 North High Street, Suite 200

City, State, and Zip Code: Columbus, Ohio 43235

Telephone Number: (614) 472-8963

E-mail Address: kevin.kershner@kimley-horn.com

In addition to completing the information on page one (1) of this application; you are required to submit the following information.

For staff Use Yes	No	*Application Requirements*
		REQUIRED FOR ALL SUBMITTALS: Two (2) copies of the Application and Final Plat, drawn at a suitable scale and 24 x 36 inches in size. The Final Plat and supplementary information shall be prepared by a registered engineer, registered in the State of Ohio, for all subdivision which are defined as subdivisions in Section 1101.02(a)(34)A. The boundary survey shall be prepared by a registered surveyor registered in the State of Ohio
		DIGITAL SUBMITTAL REQUIRED:
		All applications require a digital (.pdf) submittal (applications, plans, renderings, text etc.) to be included with the completed application. Any application that does not include a digital submittal will be considered incomplete.
		FINAL PLAT REQUIREMENTS: ***(Shall include the following information)***
		Final Plat drawing shall contain the following information, including all design elements and standards in Chapter 1107
		Name of the subdivision, location by Virginia Military Survey number; date of survey and engineer's stamp of approval, north arrow, scale and acreage
		Names and addresses of the applicant, and the engineer and surveyor who prepared the Final Plat along with the engineer and surveyor's stamp
		Plat boundaries, based on accurate traverse, with angular and lineal dimensions
		Bearings and distances to nearest established street lines or other recognized permanent monuments, including municipal and Township lines
		Radii, internal angles, pointes of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords
		Show building setback lines and their dimensions, along with exact location and width of all easements, and rights-of-way provided for public services or utilities, and any limitations of such easements
		All lot numbers and lines with accurate dimensions in feet and hundredths. Street addresses shall be shown for all lots within the City
		Accurate location and description of all monuments set per Sections 1109.03
		Accurate outlines measured in feet and hundredths of area to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners
		A list of any restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision
		Certification by a registered surveyor, using the forms in section 1115.03
		Notarized certification by the owner or owners of the adoption of the plat and the dedication of streets and other public areas using the form in Section 1115.02
		Locations, widths and names of existing and proposed streets within and adjoining the plat, railroad rights-of-way, if any, easements, parks, permanent buildings; corporations, township and county lines; location of wooded areas; flood plains, streams, and creeks, high water line of ponds and lakes, swamp r marsh lands, and other significant natural items
		Space for signatures as required in Section 1115.05
		Space for acceptance of dedication pursuant to Section 1115.04
		The following information shall also be provided:

		A listing of any approved deviations or variances from the City Planning and Zoning Code
		For Final Plats beyond the first plat of the development, provide an updating of the phasing plan to show completed phases of the development, revisions that have been approved for the development of phases and revisions to the schedule of completion
		The survey must close and the subdivider shall submit a closure letter from the Union County Engineers Office
		When required by the City Engineer, all calculations and field notes shall be submitted for review

I hereby attest to the truth and exactness of all of the information supplied on this application

Signature of Applicant: _____ Date: April 16, 2024

Signature of Owner: _____ Date: 4/16/2024

FOR CITY USE ONLY

Paid (stamp):

Fees Due:

Final Plat: $200 plus $50 per **lot** = $ _____

The application has been reviewed and is found to be complete.

_____ _____

City Staff Date

AMRINE MEADOWS
SECTION 1, PHASE 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE, VIRGINIA MILITARY SURVEY NO. 5392

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SITUATED IN VIRGINIA MILITARY SURVEY NO. 5392, CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, OHIO BEING ALL OF THAT 13.668 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202402260001278.

THE UNDERSIGNED, PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "AMRINE MEADOWS, SECTION 1, PHASE 2", A SUBDIVISION CONTAINING LOTS NUMBERED 36-56, 59-69, 75-88, 119-120, AND RESERVE "F" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF FIGLEAF LANE, HUBBARD ROAD, AND ZEPHYR LANE.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PRIVATE UTILITIES 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. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., UNION RURAL ELECTRIC (URE), DAYTON POWER AND LIGHT, AES OHIO, FRONTIER, WINDSTREAM, CHARTER COMMUNICATIONS (TIME WARNER), WOW!, CROWN CASTLE COMMUNICATIONS, WIDE OPEN WEST, ZAYO FIBER SOLUTIONS, FIBER FARMS, ODOT DISTRICT 6 AND THE CITY OF MARYSVILLE.

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 CITY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN AN ORIGINAL 70.178 ACRE TRACT OF LAND, AS CONVEYED TO MGM COMMUNITY SERVICES LLC OF RECORD IN INSTRUMENT NUMBER 202207140006814 ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITIONS AND PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, LANES, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

THIS _____ DAY OF _____, _____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____

_____
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

_____

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF SAID PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF AMRINE MEADOWS, SECTION 1, PHASE 2, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

_____ DAY OF _____, ____

MY COMMISSION EXPIRES _____ _____

KNOWN ALL MEN BY THESE PRESENTS THAT SANKAR MANGAPURAM, MANAGING PARTNER AND MGM COMMUNITY SERVICES LLC, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, LANES, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

THIS _____ DAY OF _____, _____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

MGM COMMUNITY SERVICES LLC
AN OHIO LIMITED LIABILITY COMPANY

BY: _____

_____
SANKAR MANGAPURAM
MANAGING PARTNER

_____

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SANKAR MANGAPURAM, MANAGING PARTNER OF SAID MGM COMMUNITY SERVICES LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF AMRINE MEADOWS, SECTION 1, PHASE 2, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

_____ DAY OF _____, ____

MY COMMISSION EXPIRES _____ _____

THE RIGHT OF WAY WITHIN FIGLEAF LANE, HUBBARD ROAD, AND ZEPHYR LANE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNION COUNTY COMMISSIONER'S JOURNAL) _____
ON THIS THE _____ DAY OF _____, 20_____.

_____
PRESIDENT OF COUNCIL

ATTEST: _____
CLERK

APPROVED THIS _____ DAY OF _____, 20_____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____

_____
MARYSVILLE CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20_____

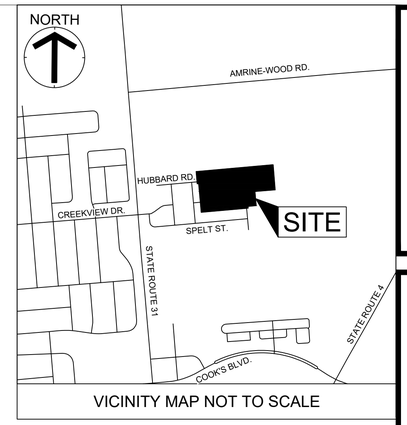
_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20_____

_____
UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____DAY OF _____, 20_____ IN PLAT BOOK _____ PAGE NO. _____

_____
UNION COUNTY RECORDER



VICINITY MAP NOT TO SCALE

ZONING

"AMRINE MEADOWS, SECTION 1, PHASE 2" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

SETBACKS

MIN. FRONT SETBACK: 30'
MIN. REAR SETBACK: 20'
MIN. SIDE SETBACK: 7.5'

BASIS OF BEARING

BASIS OF BEARINGS ARE DERIVED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), WITH THE CENTERLINE OF STATE ROUTE 31 HAVING A RELATIVE BEARING OF NORTH 4°41'37" WEST.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5392, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 2.499 ACRES IN RIGHT-OF-WAYS, 2.987 ACRES IN RESERVE "F" AND 8.182 ACRES IN LOTS MAKING A TOTAL OF 13.668 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF AMRINE MEADOWS, SECTION 1, PHASE 2, AS SURVEYED MAY 2022.

CESO IRON PIN LEGEND

- ◎ 5/8" IRON PIN FOUND W/ "CESO" CAP UNLESS OTHERWISE NOTED
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ◬ MAG NAIL SET
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

_____ DATE:
MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
28-0009005.0000	079-00-00-020.000	13.668 ACRES

DEVELOPER:
PULTE HOMES OF OHIO, LLC
475 METRO PLACE SOUTH
DUBLIN, OH 43017
PHONE: (614) 376-1018
CONTACT: MATT CALLAHAN

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 619-0515
CONTACT: MATT ACKROYD

APPLICANT/ENGINEER:
KIMLEY-HORN
7965 N. HIGH STREET
SUITE 200
COLUMBUS, OH 43235
PHONE: (614) 472-8963

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

AMRINE MEADOWS
SECTION 1, PHASE 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE
VIRGINIA MILITARY SURVEY NO. 5392

Revisions / Submissions

ID	Description	Date

Project Number:	759514
Scale:	N/A
Drawn By:	APC
Checked By:	ALB
Date:	4/16/2024
Issue:	N/A

Drawing Title:
PLAT

1

W:\PROJECTS\KIMLEY HORN\759514_LeeParcel\04-SURVEY\Dwg\759514_KH_PLAT SEC 1 PHASE 2.dwg - 4/16/2024 - Alex Benson

50 0 50 100

GRAPHIC SCALE (IN FEET)

CESO IRON PIN LEGEND

- 5/8" IRON PIN FOUND W/ "CESO" CAP UNLESS OTHERWISE NOTED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

CESO LEGEND

2220* ADDRESS

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

Amrine Meadows Section 1, Phase 1A P.B. 6, PG 153A-D Reserve "D"

Pulte Homes of Ohio LLC IN. 202207140006813 30.085 Acres

MGM Community Services LLC IN. 202207140006814 70.178 Acres (Original)

J. Daniel Fitzgerald, Trustee O.R. 717, PG. 160 48.13 Acres

Reserve "F" See Note "F" 2.987 AC

Amrine Meadows Section 1, Phase 1B P.B. 6, PG 164AB Reserve "E"

Pulte Homes of Ohio, LLC IN. 202207140006813 30.085 Acres (Original)

Zephyr Lane (60' R/W)

Hubbard Road (60' R/W) (P.B. 6, PG 164AB)

Hubbard Road (60' R/W)

Kuri Road (60' R/W) (P.B. 6, PG 164AB)

Figleaf Lane (60' R/W) (P.B. 6, PG 164AB)

Figleaf Lane (60' R/W)

Spelt Street (60' R/W) (P.B. 6, PG 164AB)

Lot 122 | Lot 121 | Lot 120 0.182 AC 2370 | Lot 119 0.238 AC 2360 | Lot 88 0.212 AC 2340 | Lot 87 0.182 AC 2330 | Lot 86 0.182 AC 2320 | Lot 85 0.182 AC 2310 | Lot 84 0.196 AC 2300 | Lot 83 0.207 AC 2290 | Lot 82 0.207 AC 2280 | Lot 81 0.207 AC 2270 | Lot 80 0.173 AC 2260 | Lot 79 0.203 AC 2250 | Lot 78 0.182 AC 2240 | Lot 77 0.182 AC 2230 | Lot 76 0.152 AC 2220 | Lot 75 0.182 AC 2210

Lot 59 0.153 AC 2373 | Lot 60 0.153 AC 2363 | Lot 61 0.152 AC 2353 | Lot 62 0.152 AC 2343 | Lot 63 0.152 AC 2333 | Lot 64 0.152 AC 2323 | Lot 65 0.152 AC 2313 | Lot 66 0.152 AC 2303 | Lot 67 0.152 AC 2293 | Lot 68 0.244 AC 2283 | Lot 69 0.167 AC 2253 | Lot 47 0.231 AC 2233

Lot 56 0.153 AC 234 | Lot 55 0.153 AC 224 | Lot 54 0.152 AC 214 | Lot 53 0.152 AC 204 | Lot 52 0.152 AC 194 | Lot 51 0.152 AC 184 | Lot 50 0.152 AC 174 | Lot 49 0.152 AC 164 | Lot 48 0.152 AC 154

Lot 36 0.152 AC 231 | Lot 37 0.152 AC 221 | Lot 38 0.152 AC 211 | Lot 39 0.152 AC 201 | Lot 40 0.152 AC 191 | Lot 41 0.153 AC 181 | Lot 42 0.153 AC 171 | Lot 43 0.152 AC 161 | Lot 44 0.152 AC 151 | Lot 45 0.152 AC 141 | Lot 46 0.209 AC 131

Lot 57 | Lot 58 | Lot 35 | Lot 34 | Lot 33 | Lot 32 | Lot 31 | Lot 30 | Lot 29 | Lot 28 | Lot 27 | Lot 26 | Lot 25 | Lot 24 | Lot 23 | Lot 74 | Lot 73 | Lot 72

Ex. 20' Esmt. P.B. 6, PG 153A-D

See Note "A"

30' Util. Esmt.

20' Drn. Esmt.

Ex. Esmt. P.B. 6, PG 153A-D

Ex. Drn. Esmt. P.B. 6, PG 153A-D

Ex. 20' Drn. Esmt. P.B. 6, PG 153A-D

Ex. 10' Esmt. P.B. 6, PG 164AB

Ex. Esmt. P.B.6, PG 153A-D

Ex. Drn. 20' Esmt. P.B. 6, PG 164AB

Amrine Meadows Section 1, Phase 1B P.B. 6, PG 164AB

3/4" IPF "GUIDER S7752"

W:\PROJECTS\KIMLEY HORN\759514_LeeParcel\04-SURVEY\Dwg\759514_KH_PLAT SEC 1 PHASE 2.dwg - 4/16/2024 - Alex Benson

AMRINE MEADOWS SECTION 1, PHASE 2

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE
VIRGINIA MILITARY SURVEY NO. 5392

Revisions / Submissions

ID	Description	Date

Project Number:	759514
Scale:	1"=50'
Drawn By:	APC
Checked By:	ALB
Date:	4/16/2024
Issue:	N/A

Drawing Title: **PLAT**

2

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	90° 00' 00"	160.00'	251.33'	N50° 06' 13"W, 226.27'
C2	90° 00' 00"	30.00'	47.12'	S39° 53' 47"W, 42.43'
C3	9° 58' 00"	130.00'	22.61'	N10° 05' 14"W, 22.59'
C4	80° 02' 00"	130.00'	181.59'	N55° 05' 14"W, 167.18'
C5	89° 29' 55"	30.00'	46.86'	N40° 08' 49"E, 42.24'
C6	90° 30' 05"	30.00'	47.39'	S49° 51' 11"E, 42.61'
C7	9° 32' 18"	190.00'	31.63'	N89° 39' 56"E, 31.59'
C8	17° 15' 14"	190.00'	57.22'	S76° 56' 18"E, 57.00'
C9	17° 15' 14"	190.00'	57.22'	S59° 41' 04"E, 57.00'
C10	17° 15' 14"	190.00'	57.22'	S42° 25' 50"E, 57.00'
C11	14° 21' 41"	190.00'	47.62'	S26° 37' 23"E, 47.50'
C12	14° 20' 18"	190.00'	47.55'	S12° 16' 23"E, 47.42'
C13	90° 00' 00"	30.00'	47.12'	N50° 06' 13"W, 42.43'
C14	9° 32' 18"	310.00'	51.61'	S89° 39' 56"W, 51.55'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C15	17° 15' 14"	310.00'	93.35'	N76° 56' 18"W, 93.00'
C16	17° 15' 14"	310.00'	93.35'	N59° 41' 04"W, 93.00'
C17	17° 15' 14"	310.00'	93.35'	N42° 25' 50"W, 93.00'
C18	14° 21' 41"	310.00'	77.70'	N26° 37' 23"W, 77.50'
C19	14° 20' 18"	310.00'	77.58'	N12° 16' 23"W, 77.38'
C20	90° 00' 00"	310.00'	486.95'	S50° 06' 13"E, 438.41'
C21	90° 00' 00"	130.00'	204.20'	N50° 06' 13"W, 183.85'
C22	90° 00' 00"	190.00'	298.45'	N50° 06' 13"W, 268.70'
C24	68° 17' 06"	39.36'	46.90'	N71° 42' 01"E, 44.18'
C25	70° 19' 44"	182.03'	223.43'	N64° 05' 16"E, 209.67'
C26	63° 26' 29"	50.00'	55.36'	S27° 36' 33"W, 52.58'
C27	47° 01' 30"	123.61'	101.45'	N41° 59' 17"W, 98.63'
C28	27° 41' 10"	35.81'	17.30'	N33° 51' 23"W, 17.14'

LINE TABLE		
Line #	Direction	Length
L1	S72° 28' 55"E	87.01'
L2	S34° 09' 47"E	66.26'
L3	S05° 06' 13"E	92.40'
L4	S39° 53' 47"W	22.93'
L5	S84° 53' 47"W	83.79'
L6	S21° 41' 19"W	99.17'
L7	N12° 52' 57"W	441.01'
L8	S77° 07' 03"W	30.00'
L9	S12° 52' 57"E	450.35'
L10	N21° 41' 19"E	108.62'
L11	N39° 09' 36"W	61.28'
L12	S86° 19' 45"E	67.70'

LINE TABLE		
Line #	Direction	Length
L13	S38° 11' 38"E	48.27'
L14	N84° 53' 47"E	55.90'
L15	S78° 56' 01"E	11.45'
L16	S53° 21' 21"E	27.10'
L17	S08° 48' 37"E	84.73'
L18	S04° 06' 42"E	260.79'
L19	S59° 33' 30"W	42.16'
L20	S34° 49' 55"E	28.22'
L21	S85° 23' 52"W	75.73'
L22	N20° 00' 48"W	22.97'
L23	N42° 23' 17"W	203.84'
L24	N39° 09' 36"W	108.49'

NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "B": CITY OF MARYSVILLE ZONING CODE FOR AMRINE MEADOWS, SECTION 1, PHASE 2, IN EFFECT AT THE TIME OF PLATTING OF AMRINE MEADOWS, SECTION 1, PHASE 2, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 36-56, 59-69, 75-88, 119-120, AND RESERVES "F")

LOT DESIGNATION SRD:	SUBURBAN RESIDENTIAL DISTRICT
MIN. LOT SIZE:	5,500 SF
MIN. WIDTH:	55'
MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	7.5'

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	13.668
ACREAGE IN LOTS 36-56, 59-69, 75-88, 119-120:	8.182
ACREAGE IN RESERVE "F":	2.987
TOTAL ACREAGE IN RIGHT-OF-WAYS:	2.499

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AMRINE MEADOWS, SECTION 1, PHASE 2, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0263E WITH EFFECTIVE DATES OF SEPTEMBER 21, 2023.

NOTE "E": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENTS LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE ZONING CODE SHALL CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUCTED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "F": RESERVE "F" IS TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY AMRINE MEADOWS HOMEOWNER'S ASSOCIATION, INC. (HOA) AN ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS WITHIN "AMRINE MEADOWS" FOR THE PURPOSE OF OPEN SPACE AND STORMWATER CONTROL AND MAINTENANCE. WITHIN RESERVE "F" A PUBLIC MULTIUSE PATH EASEMENT (MUP) IS HEREBY PERMITTED AND IS TO BE OWNED AND MAINTAINED BY THE CITY OF MARYSVILLE.

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

AMRINE MEADOWS SECTION 1, PHASE 2

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE
VIRGINIA MILITARY SURVEY NO. 5392

Revisions / Submissions

ID	Description	Date

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Issue:	N/A

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PLAT

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May 7, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Zoning Amendments - Generally Applicable District Regulations

To hear an application for a Zoning Amendment to Section 1123 - Generally Applicable District Regulations.

Project History:

Planning and Zoning Staff have received, on average, 2-3 calls per month from residents inquiring if they are allowed to keep chickens or other farm animals within the City limits. The majority of the calls pertain to chickens, but are not limited to those animals.

The Planning and Zoning Staff also received, on average, one call per month from residents questioning if their neighbors are allowed to have chickens or other livestock within the City limits. The majority of the concerns with the chickens are noise (roosters) or sanitation issues that come from keeping chickens. Within the past six months there has been an increase in the number of calls related to the keeping of miniature horses within City limits.

The current zoning code does not have any restrictions on farm animals (livestock) within the City limits, provided that such animals are kept from running at large and the properties on which the animals are kept are maintained free from nuisances as defined in Section 1332.20. The proposed amendment to create a separate section for farm animal regulations would allow staff and residents to understand which animals are allowed and what the regulations are for these animals.

Proposed Text Amendments

The amendment will be creating one new section *(Section 1123.31 FARM ANIMALS)* as specified in “Exhibit A”.

Staff Comments

The amendment to add Section 1123.31 would provide residents and staff clarity on farm animal regulations within City limits. This section would provide City Staff the ability to govern the keeping of certain farm animals as established in Section 1123.31 within the City limits. Refer to ‘Exhibit A’ for the new proposed section.

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

Section 1123.31

1123.31 - FARM ANIMALS.

(a) Purpose. The regulations of this Section are established to permit the keeping of farm animals in a manner that prevents nuisances to occupants of nearby properties and prevents conditions that are unsanitary or unsafe.

(b) Chickens (excluding roosters), Ducks, Rabbits and Similarly Sized Farm Animals. The keeping of chickens, ducks, rabbits and similarly sized farm animals, and coops, cages and other enclosures for the keeping of such animals, shall be governed by the following regulations.

(1) In Residential Districts, which include the Suburban Residential, Village Residential, Agricultural Residential, and Uptown Single-Family districts, and on residential properties located in Non-residential Districts, the following regulations shall apply:

A. Number. No more than one such animal shall be kept on a parcel of land for each 1200 square feet of parcel or lot area.

B. Setbacks. The coops or cages housing such animals may not be located in the front yard or side yard areas. Coops, cages and other enclosures shall be located as to comply with the required side and rear yard setbacks of the parcel according to the development typologies for the zoning district in which such coops or cages are located. No animals shall be permitted to roam or otherwise be located in the front yard and/or side yards.

C. Prohibitions. No roosters, geese or turkeys may be kept in a Residential District except on a parcel that is at least one (1) acre in area and only if the coop or cage housing the bird(s) is at least one hundred (100) feet from all property lines. Residential Districts include the Suburban Residential, Village Residential, Agricultural Residential, and Uptown Single-Family districts. For parcels greater than one (1) acre in area, one (1) additional such bird may be kept for each 24,000 square feet in excess of one (1) acre. No predatory birds may be kept on any property under the regulations of this Section 1123.31 except raptors for use in the sport of Falconry as permitted under Section 1533.05 of the Ohio Revised Code.

D. Coops and Cages. All animals shall be provided with a covered, predator-proof coop, cage or other enclosure that is thoroughly ventilated, designed to be easily accessed, maintained and cleaned, and of sufficient size to permit free movement of the animals, exclusive of areas used for storage of materials or vehicles. The total area of all coops, cages, or other enclosures on a lot shall not be greater than fifty (50) square feet for every six (6) animals kept on a lot or parcel. Coops, cages, or other enclosures singly or in combination, shall not exceed the maximum accessory structure height permitted within the corresponding zoning district.

E. Enclosures and Fences. Chickens and other birds shall have access to an outdoor enclosure adequately fenced, or otherwise bounded, to contain the birds on the property and to prevent access by dogs and other predators. Additionally, at least ten (10) square feet of area for each bird shall be provided.

F. Accessory Structures - Compliance with Chapters 1121 and 1123

(i) Coops, Cages and other enclosures that are easily portable by one or two persons without the use of a machine and without disassembly and that do not require a foundation, are considered temporary and portable and are exempt from the provisions of Section 1123.05 Accessory Uses and Structures.

(ii) Enclosures, coops and cages not meeting the criteria specified under section (i) above are considered permanent and shall comply with the provisions of Section 1123.19 Enclosed Accessory Structures.

G. Sanitation and Nuisances. Farm animals shall be kept only in conditions that limit odors and noise and the attraction of insects and rodents so as not to cause a nuisance, as defined in Section 1332.20, to occupants of nearby buildings or properties and not to cause health hazards. Furthermore, farm animals shall not be kept in a manner that is injurious or unhealthful to the animals being kept on the property.

H. Animal or Bird Noise. It shall be unlawful for any person or other party operating or occupying any building or premises to keep or allow to be kept any animal or bird that makes noise so as to habitually disturb the peace and quiet of any person in the vicinity of the premises.

I. Slaughtering of Animals. Chickens, ducks, rabbits and similar small animals may be slaughtered on site only in a garage or other building and only if for use by the occupants of the premises and shall not be for sale. No other farm animal may be slaughtered on site.

J. Enforcement. The Division of Engineering shall have the authority to inspect any property to determine compliance with the regulations of this Section 1123.31 regarding the construction and permitted placement of coops, cages, enclosures, fences, and other structures used in the keeping of farm animals and shall have the authority to enforce the regulations of this Section 1123.31 as they apply to such matters.

K. Definitions. Terms used in this Section shall have the meanings assigned to them in the following definitions.

(i) Farm Animal. “Farm Animal” means any domestic species of animal that is kept and raised for food or in the production of food or in the operation of a farm and is not an “dangerous or wild animal” as defined in Section 935.02 of the Ohio Revised Code and is not a house pet such as a dog, cat or similar animal.

(ii) Coop and Cage. “Coop” and “Cage” mean a structure, not necessarily attached to the ground, with a top and sides and designed to provide shelter and protection for small animals or birds.

(iii) Enclosure. “Enclosure” means a set of walls or fences designed to confine animals or birds to a space that is large enough to permit the animals and birds to roam relatively freely in an open yard area.

(iv) Predatory Bird. “Predatory Bird” means an owl, hawk, falcon, eagle or similar bird that feeds principally by catching live prey.

(v) Similar Animal. Any farm animal that is similar to other animals listed in the particular category of permitted animals with respect to impacts on nearby properties, including noise, odors, safety hazards or other nuisances.

(c) Goats, Pigs, Sheep, Horses, Cows, Llamas, Alpacas and Similar Animals. Goats, pigs, sheep, horses, cows, llamas, alpacas and similar animals are only permitted in the Agricultural Residential District, or, on a legally non-conforming parcel that has established an agricultural use prior to the enactment of this code section. The keeping of such animals shall be done in a manner that complies with the Regulations of the Ohio Department of Agriculture.

(d) Nonconformities. The lawful use of land as it relates to the keeping of animals may be continued as existing at the time of enactment of Section 1123.31. However, if such use is discontinued, any future use as it relates to the keeping of animals shall be in conformity with these regulations. Nonconformities, as they relate to the keeping of animals within the City limits, shall not be eligible for the Continuation, Expansion, Substitution or Re-establishment provisions of Section 1143.04 Non-Conforming Uses. Any such nonconforming animal that meets its demise following the enactment of this amendment shall not be replaced so as to continue the nonconformity.

(e) Exemptions. It is recognized that a number of school students participate in projects involving the raising of farm animals within the City limits. Properties where such students reside shall be exempt from certain regulations found herein, as they relate to the number of such permitted small farm animals. Furthermore, it is recognized that more than one student of such households may participate in such projects. Therefore, when small animals are being kept as part of an agricultural project within the City limits, the number of such animals shall be permitted to be increased, but not to exceed 30 such small animals. The nature of agricultural projects is deemed to be temporary. In no case shall the number of small farm animals being kept on a property exceed four (4) months in duration. Exemptions shall not be applied to large farm animals, which are prohibited by this Code, unless such animal is being kept in the Agricultural Residential District, or, on a legally non-conforming parcel that has established an agricultural use prior to the enactment of this code section.