MARYSVILLE CITY COUNCIL AGENDA
May 27, 2025 at 7:00 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch live or archived by clicking here

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INVOCATION:

ROLL CALL:

APPROVAL OF MINUTES: May 5, 2025 City Council Work Session Meeting Minutes.
May 12, 2025 City Council Meeting Minutes.

COMMENDATION:

PROCLAMATION:

ADMINISTRATIVE REPORT:

REPORT OF CLERK OF COUNCIL:

PLANNING COMMISSION REPORT:

DESIGN REVIEW BOARD REPORT:

HEARING OF CITIZENS:

ORDINANCES:

Ord. A	2nd Reading Public Hearing	TO ACCEPT THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 243.94 ACRES IN PARIS TOWNSHIP, UNION COUNTY TO THE CITY OF MARYSVILLE, OHIO, KNOWN AS MARYSVILLE NORTH

Administration:

Citizens:

Council:

Ord. B 2nd Reading Public Hearing — TO APPROVE AMENDMENTS TO THE AGREEMENT TO CREATE THE MARYSVILLE-JEROME TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT, AUTHORIZING THE INCLUSION OF CERTAIN ADDITIONAL PROPERTY WITHIN SAID DISTRICT, KNOWN AS THE KIA EXPANSION AMENDMENT

Administration:

Citizens:

Council:

Ord. C 2nd Reading Public Hearing — TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS FOR VARIOUS PURPOSES AND TO AMEND THE 2025 ANNUAL OPERATING BUDGET

Administration:

Citizens:

Council:

Ord. D 2nd Reading Public Hearing — TO SET COMPENSATION FOR CITY COUNCIL IN 2026 AND 2027

Administration:

Citizens:

Council:

Ord. E 2nd Reading Public Hearing — TO SET COMPENSATION FOR THE CITY LAW DIRECTOR FROM 2026 - 2029

Administration:

Citizens:

Council:

Ord. F 1st Reading Introduction — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE A ZONING AMENDMENT APPLICATION TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST SECTION I PLANNED UNIT DEVELOPMENT (PUD)

Administration:

Council:

COMMENTS OF THE CITY MANAGER AND COUNCIL PERSONS AND GENERAL DISCUSSION:

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO REVIEW NEGOTIATIONS WITH PUBLIC EMPLOYEES CONCERNING THE TERMS AND CONDITIONS OF THEIR EMPLOYMENT:

ADJOURN:

City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
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CITY COUNCIL WORK SESSION MEETING MINUTES
Monday, May 5, 2025 – 6:00 p.m.
Police & Court Facility, 1250 W. Fifth Street, Marysville

The meeting was called to order by President Boerger at 6:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by President Boerger.

INVOCATION: The invocation was given by President Boerger.

CITY COUNCIL MEMBERS PRESENT: Donald Boerger, Henk Berbee, Mark Reams, Zack Bordner, Scott Hunter, Steven Wolfe and Julie Kramer.

CITY ADMINISTRATION PRESENT: *City Manager* Terry Emery, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Police Captain* Chad Seeberg, *Fire Chief* Nate Burns, *City Engineer* Kyle Hoyng, *Human Resources Director* Tara Maine and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: *Marysville Journal Tribune* Mike Williamson, Kathy Young, Bob Bailey, Justin Maderia and Brian Moore.

FINANCE COMMITTEE REPORT: Councilman Bordner said that during the April 28th Finance Committee meeting, a potential addition of the Transparency Module with ClearGov was reviewed, and not recommended to move forward with. Various supplemental appropriations were discussed, mostly regarding the Accrued Leave Fund. There was discussion regarding future forecasting for that Fund. The March Financials were also accepted. So far for the year, revenues and expenses are occurring as expected.

PUBLIC SAFETY/SERVICE COMMITTEE REPORT: Councilman Hunter said that during the April 14th Public Safety/Service Committee Meeting, Public Service, Police and Fire division updates were provided. A project that will be starting soon is the Colemans Crossing and Industrial Parkway roundabout. It will begin after Memorial Day to not interfere with the school year and the goal is for it to be completed prior to the start of the school year.

AGENDA ITEMS:

- **Colemans Crossing Corridor Study Results:** Engineer Hoyng said that about five years ago, the City began the creation of a Thoroughfare Plan. The two areas that received the most feedback were the 5 Points intersection and Colemans Crossing. Since that time, we have spent money to determine how to make both roadways more efficient and safer. The 5 Points roundabout is scheduled to be constructed in 2027. For Colemans Crossing, if it were designed today, the roadway would be designed differently. However, we

have been working with Arcadis to see how we can plan for future growth along the roadway while making it safer and more efficient. Limiting left turns will assist with most safety concerns and there are not many active transportation options for pedestrians, so we are reviewing that as well.

Engineer Hoyng introduced Justin Maderia, Traffic Engineer and Brian Moore, Project Manager, representing Arcadis. They provided a presentation as shown in Exhibit A. Mr. Maderia explained that from an industry standard, a rate of injury/fatal crashes below 30% is not going to raise eyebrows, nor open up funding from ODOT. Luckily, at Colemans Crossing, with the injury crash rate being 19%, there have not been any fatalities. The lower speeds on the roadway assist with this. The concern is more so from a congestion standpoint. As a part of Exhibit A, two options were reviewed, one with signalized intersections and one with roundabout intersections, with changes that could be implemented in phases. Estimated costs of each were also provided in Exhibit A. The recommendation is to proceed with phased roundabout intersections. Councilman Bordner asked if more recent data is available related to crashes. Mr. Maderia said 2024 data from ODOT was released on April 1st, so that could be added if desired. No matter how he adjusted the intersections though in the analysis, the 30% mark was never hit. Councilman Bordner also asked how population was determined. Mr. Maderia said they work with the Mid-Ohio Regional Planning Commission (MORPC) regarding travel demand models, based on land use. Councilwoman Kramer asked if the popularity of the businesses was considered, versus total traffic on the entire roadway. Mr. Maderia said yes, they used a traffic counter, which is how they know that the Wal-Mart intersections are busier than the Panda Express intersection, as an example. They used a process to normalize the data and then designed the hourly traffic volumes. Engineer Hoyng said the traffic counts were done while school is in session as well. Councilman Hunter asked if the numbers represent left hand turns. Mr. Maderia said mostly yes, generally delays are caused by left hand turns. He said from a signalized operations perspective, the roadway may still need to be widened at some point if the population projection materializes. Mr. Moore said that for the signalized intersection, a 70-foot pedestrian crossing equals about six lanes of traffic. Engineer Hoyng said the traffic signals would need to be longer to allow for the pedestrian traffic. Also, commercial vehicles would not be able to do U-turns with the signalized option, which would be challenging in that area. Councilwoman Kramer asked if there are any similar roadways in the Columbus area. Engineer Hoyng said Truman Boulevard in Hilliard has a similar operation. Councilman Bordner asked if one entrance to Wal-Mart would be an option. Engineer Hoyng said no, given the size of the parcel and the amount of traffic, one access point would not be enough to service it. Mr. Maderia said overall, roundabout intersections will operate better, be more efficient and more pedestrian friendly. Councilman Berbee asked about additional funding opportunities. Engineer Hoyng spoke to a few options, such as the Ohio Public Works Commission, which is about $500,000 and the City applies for that grant each year. He also stated there are other opportunities available to large cities. Additionally, he said we have the Colemans Crossing TIF, which will be available for another 13 to 14 years. Director Lutz said he is working with the City's financial advisor to see if there is an option to potentially borrow against the TIF funds to have more money available sooner. It is to be determined if that is an option though, based on if the numbers make sense. Engineer Hoyng said roundabout intersections are recommended for efficiency and safety. Improvements would be done in phases, to see traffic flow, population and development changes. Councilman Berbee said a similar example of this is the Costco area. We know it works. It is inevitable that something like this needs to be done to improve the roadway. Councilman Bordner asked about public/private partnerships with Wal-Mart, Honda, Home Depot, etc. Mr. Madera said they haven't seen that from their perspective.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO REVIEW NEGOTIATIONS WITH PUBLIC EMPLOYEES CONCERNING THE TERMS AND CONDITIONS OF THEIR EMPLOYMENT: At 6:57 p.m., Councilman Bordner

moved to adjourn to Executive Session to review negotiations with public employees concerning the terms and conditions of their employment, Councilman Wolfe seconded, and the question put, stood:

Mr. Hunter YES;	Mr. Reams YES;	Ms. Kramer YES;	Mr. Bordner YES;
Mr. Wolfe YES;	Mr. Berbee YES;	Mr. Boerger YES.	

Vote 7-0; Motion carried.

At 7:56 p.m., Council adjourned to Open Session.

ADJOURN: There being no further business to bring before Council, Councilman Hunter moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 7:56 p.m.

EXHIBIT A

Colemans Crossing Boulevard Feasibility Study

City Council Meeting

May 5, 2025

Project Team



Kyle Hoyng, PE
City Engineer

khoyng@marysvilleohio.org



Justin Maderia, PE, PTOE, PTP
Arcadis Traffic Engineer



Brian Moore, PE
Arcadis Project Manager

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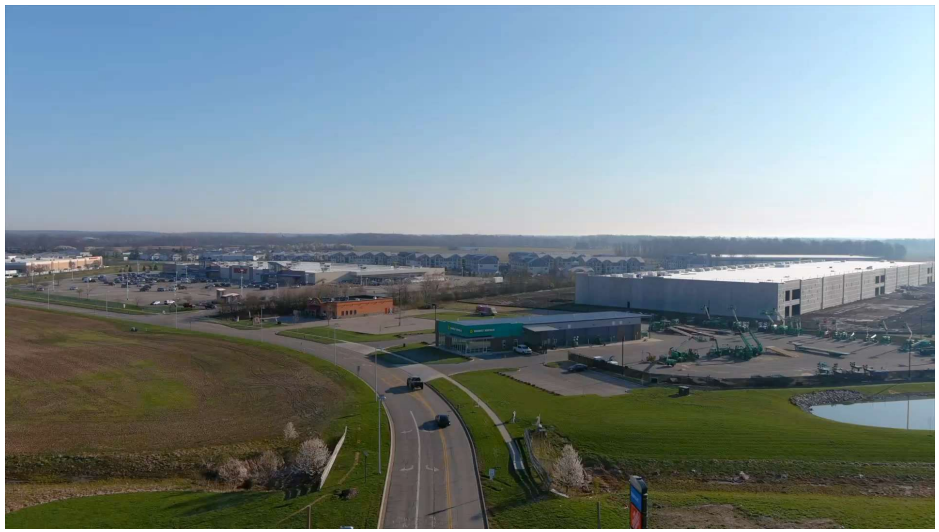
Agenda

1. Project Overview and Existing Conditions
2. Traffic Analysis
3. Alternatives
4. Recommendations
5. Phasing

Project Overview & Existing Conditions



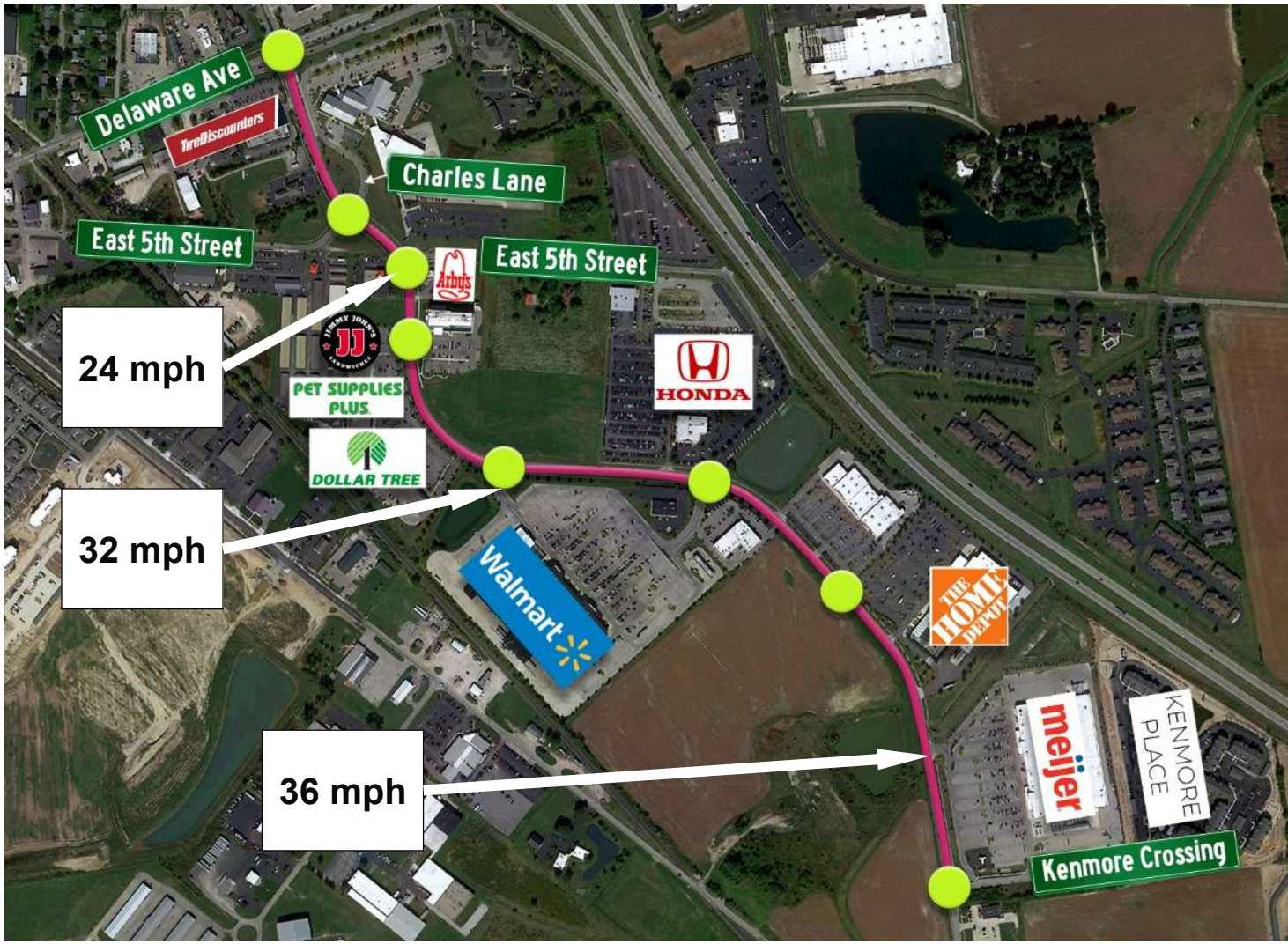
- Planning for growth and development
- 27 commercial drives (number is increasing)
- Limited active transportation network
- 8 intersections



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Safety

- 2018 to 2023
  - 146 Crashes
    - 28 Injury (19%)
    - 118 PDO



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Traffic Analysis

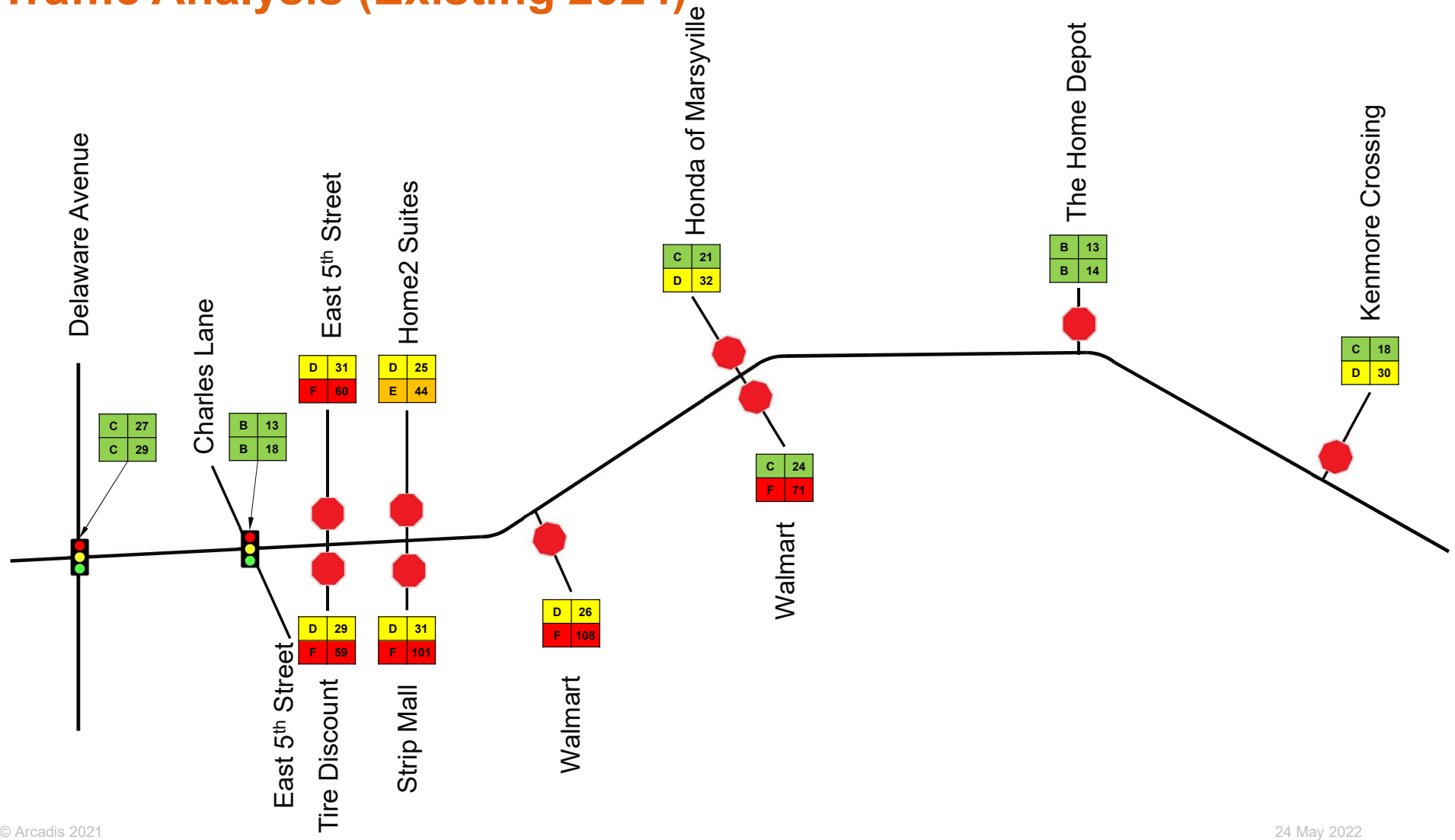
Level of Service	Signalized Intersection Delay (seconds)	Unsignalized Intersection and Roundabout Delay (seconds)
A	≤ 10	≤ 10
B	> 10 – 20	> 10 – 15
C	> 20 – 35	> 15 – 25
D	> 35 – 55	> 25 – 35
E	> 55 – 80	> 35– 60
F	> 80 or V/C ratio > 1	> 60 or V/C ratio > 1





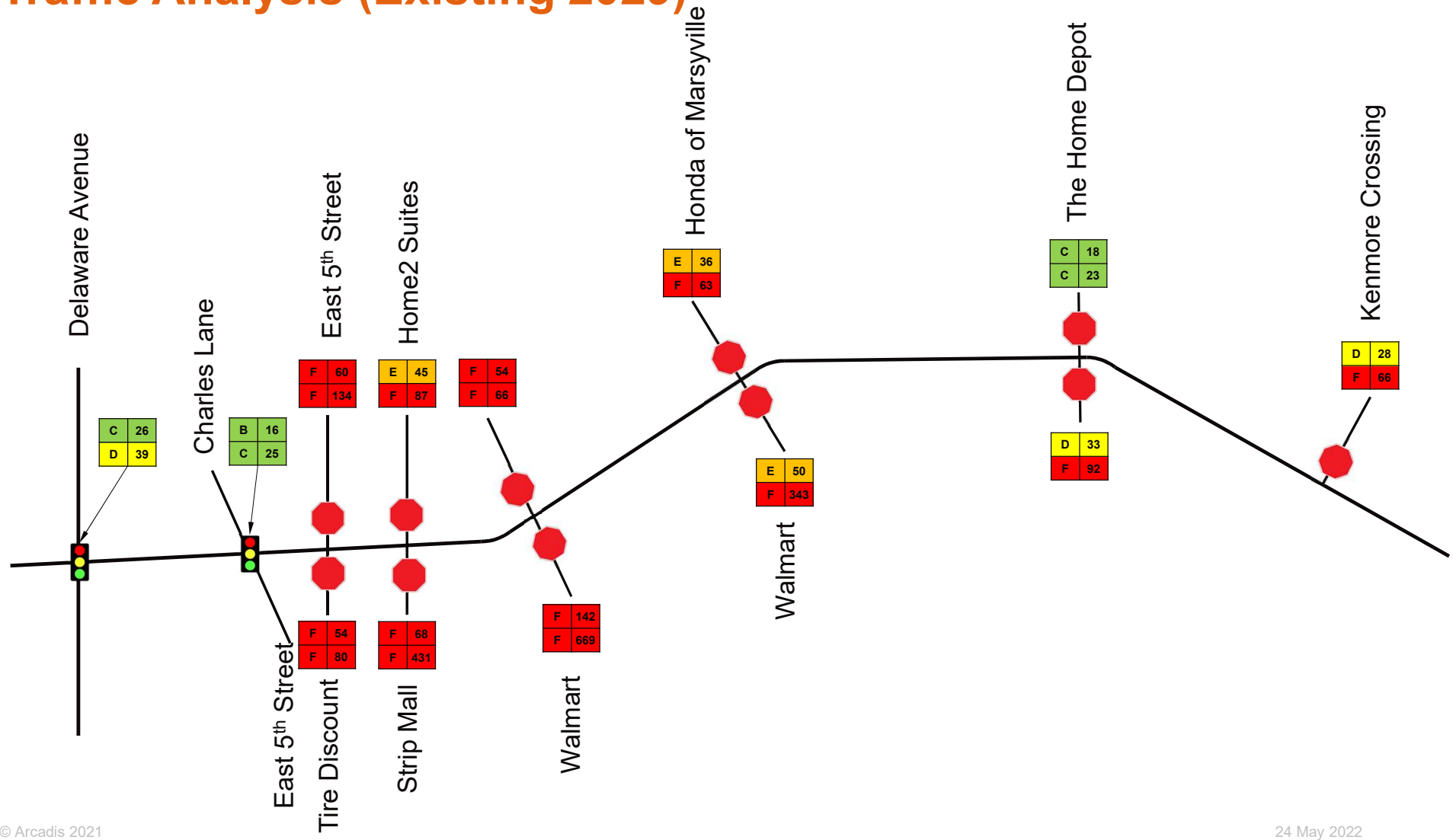
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Traffic Analysis (Existing 2024)



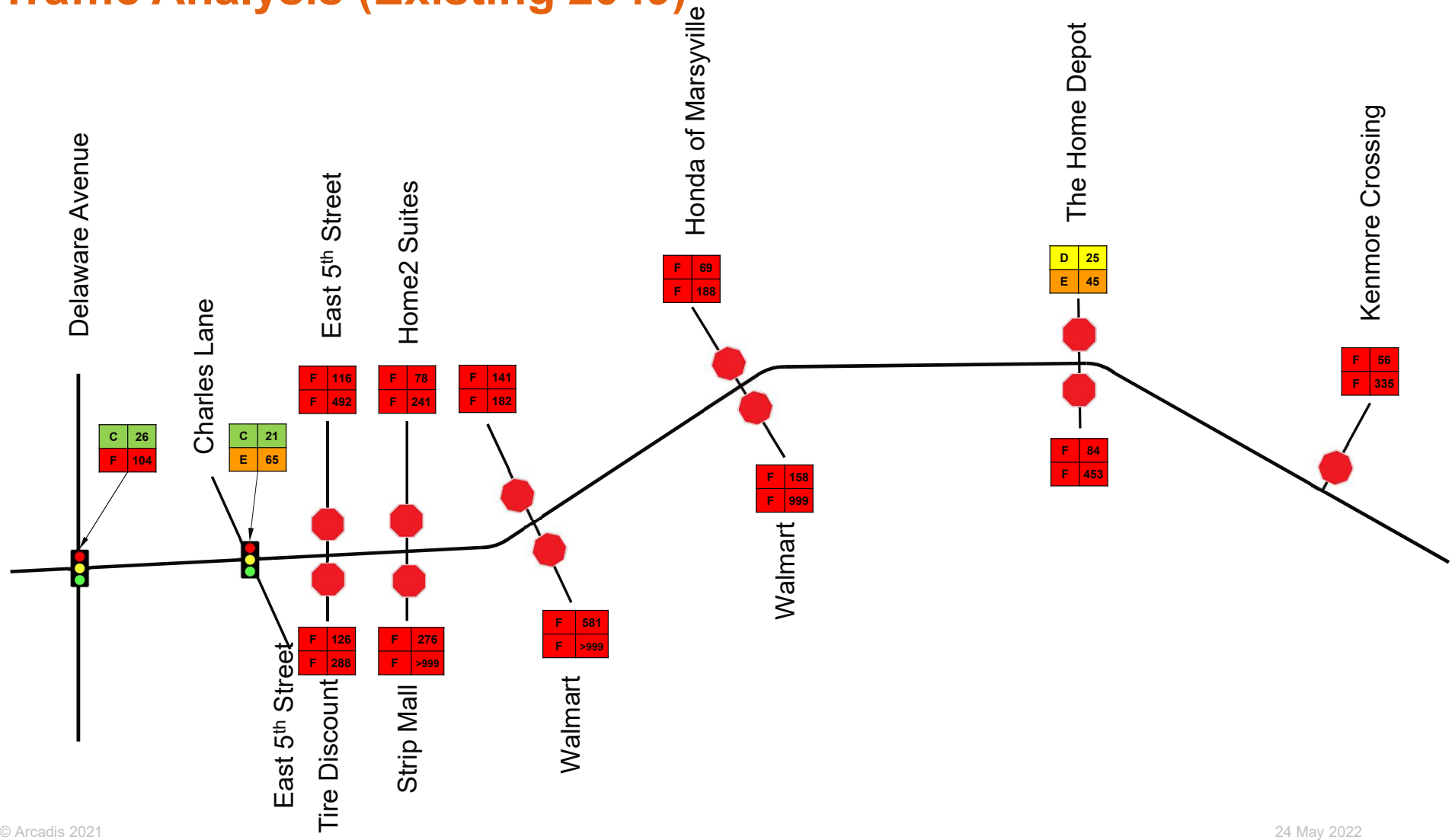
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Traffic Analysis (Existing 2029)



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Traffic Analysis (Existing 2049)



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No Build Summary

- Safety concerns in the future
- Congestion
- Limited active transportation facilities



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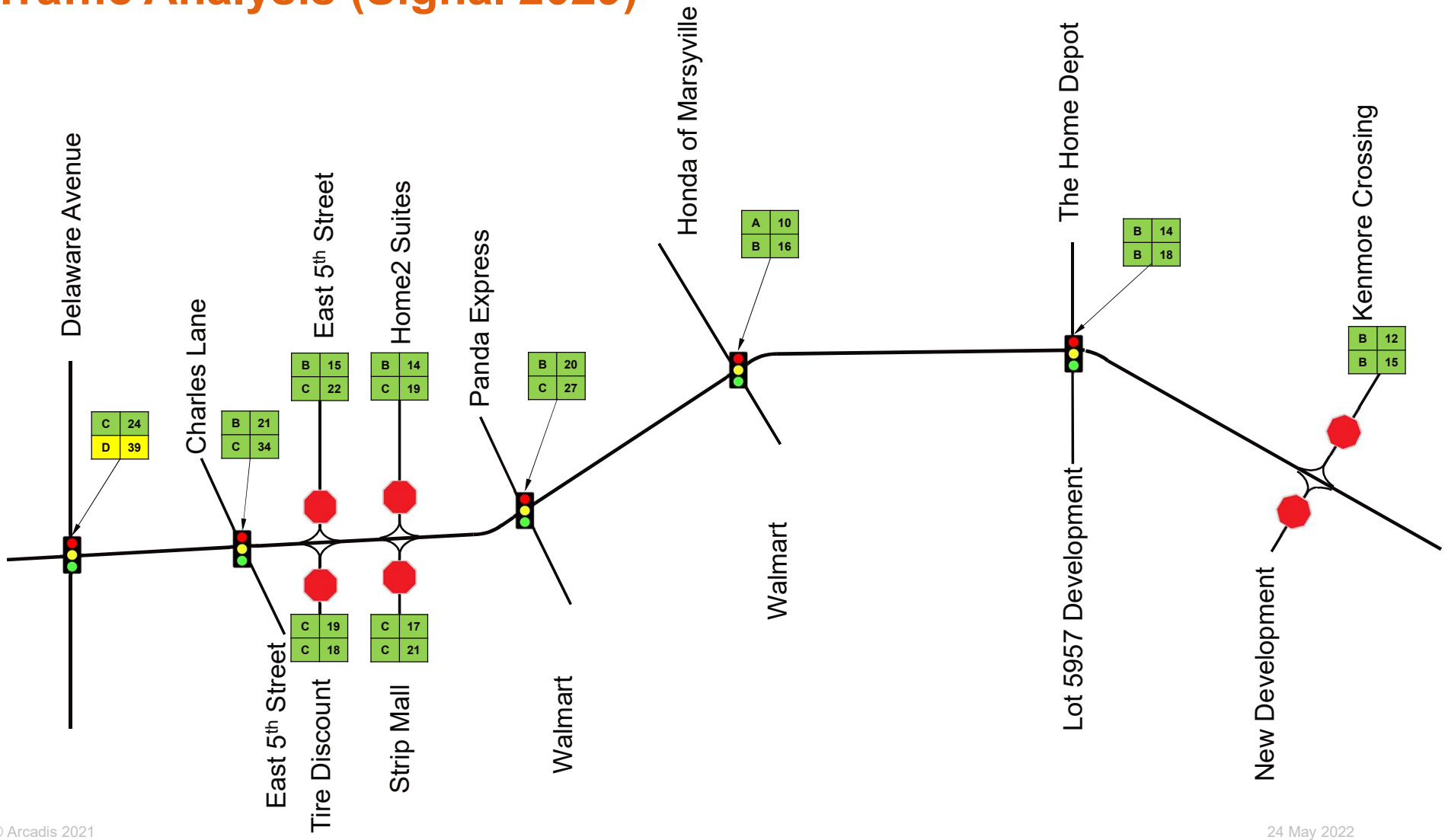
What is the solution?

- Evaluated 2 alternatives at each intersection
  - Signalized Intersections
  - Roundabout Intersections
- Key criteria
  - Safe for pedestrians
  - Eliminate left turn crashes from driveways



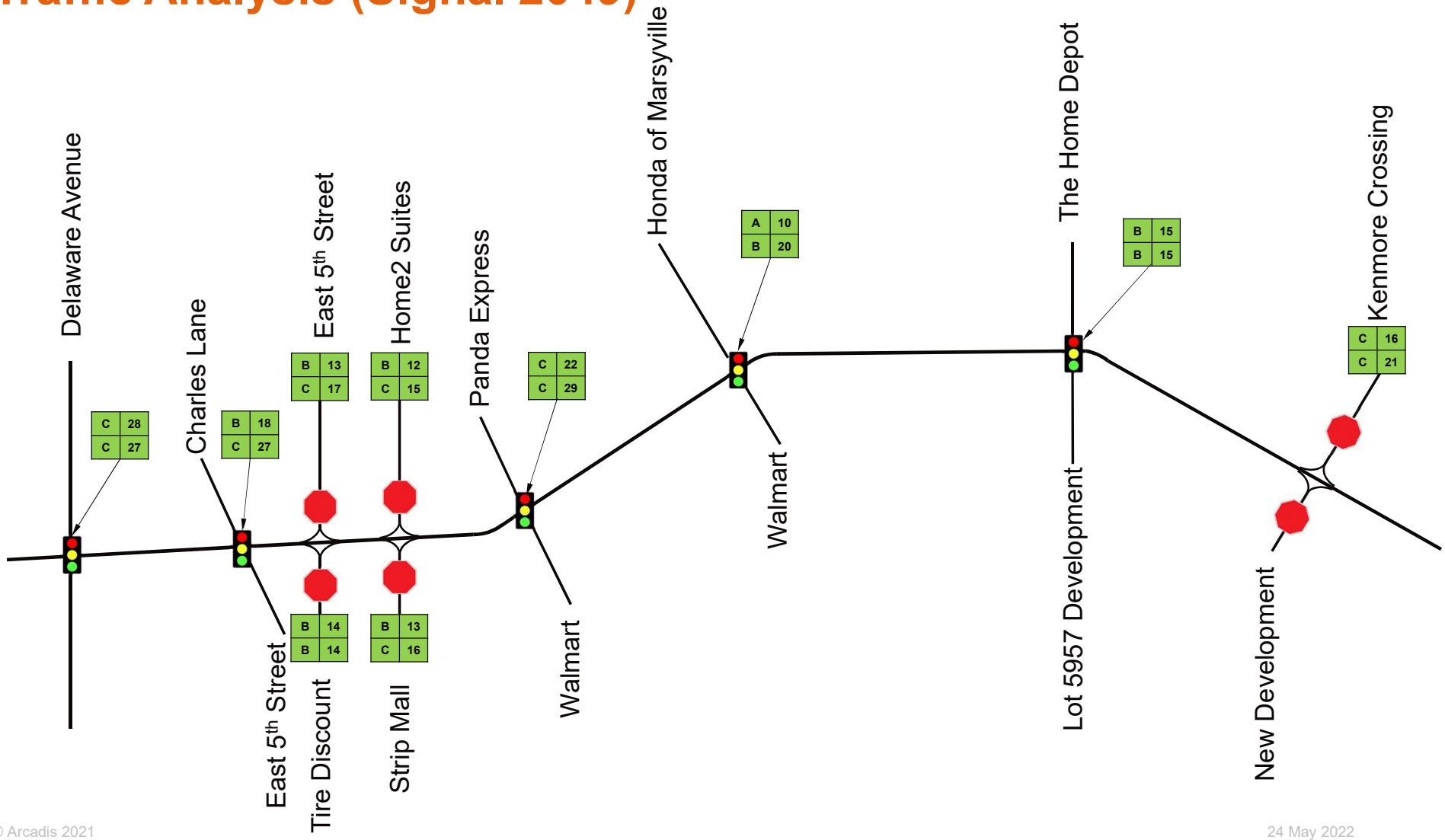
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Traffic Analysis (Signal 2029)



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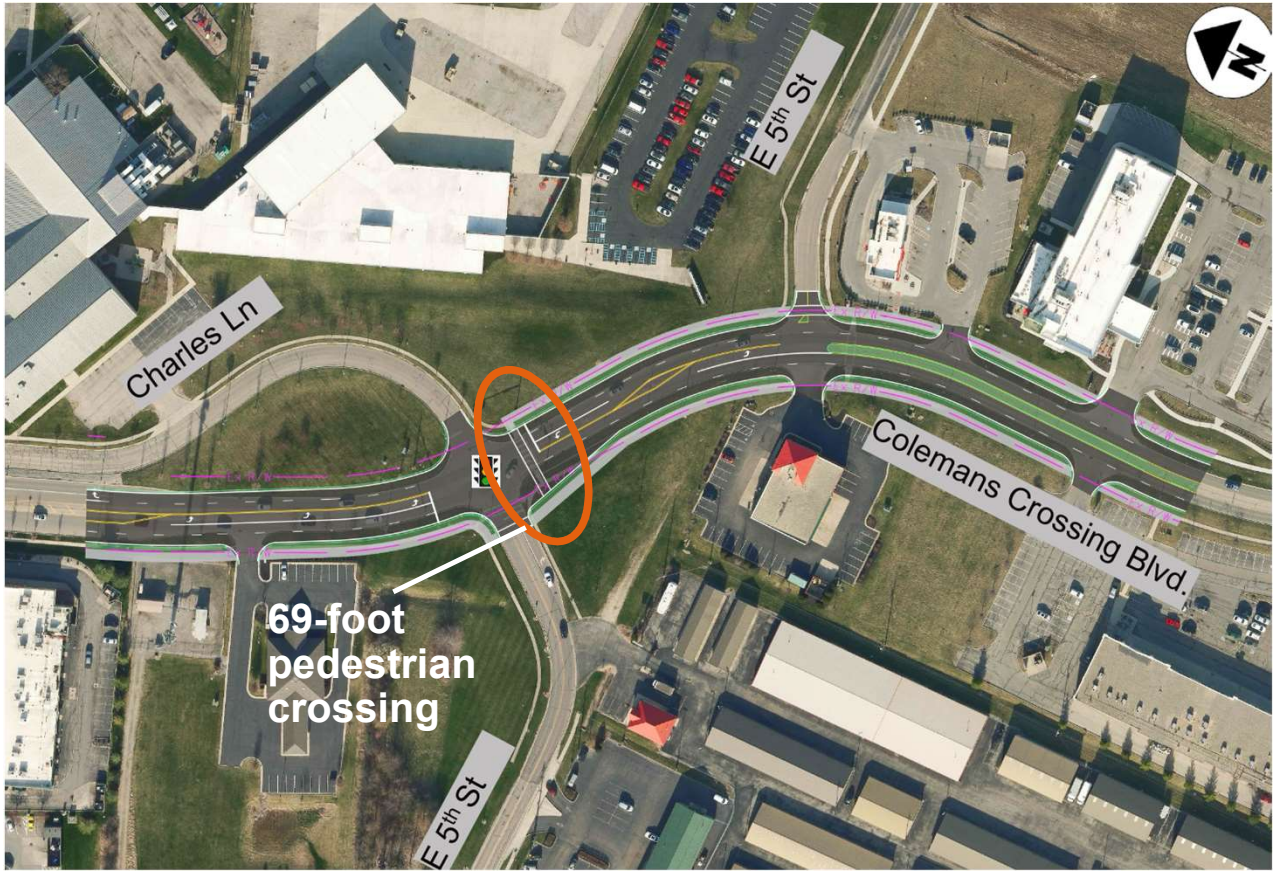
Traffic Analysis (Signal 2049)



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Signalized Intersection Summary

- Significant improvement in LOS
- Less costly than roundabout alternative
- Doesn't address the primary objectives
  - Long crossings for pedestrians (3 times longer than roundabout crossing)
  - Limited u-turn movements at intersections
    - **Cars only**



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Traffic Analysis (Roundabout 2029)



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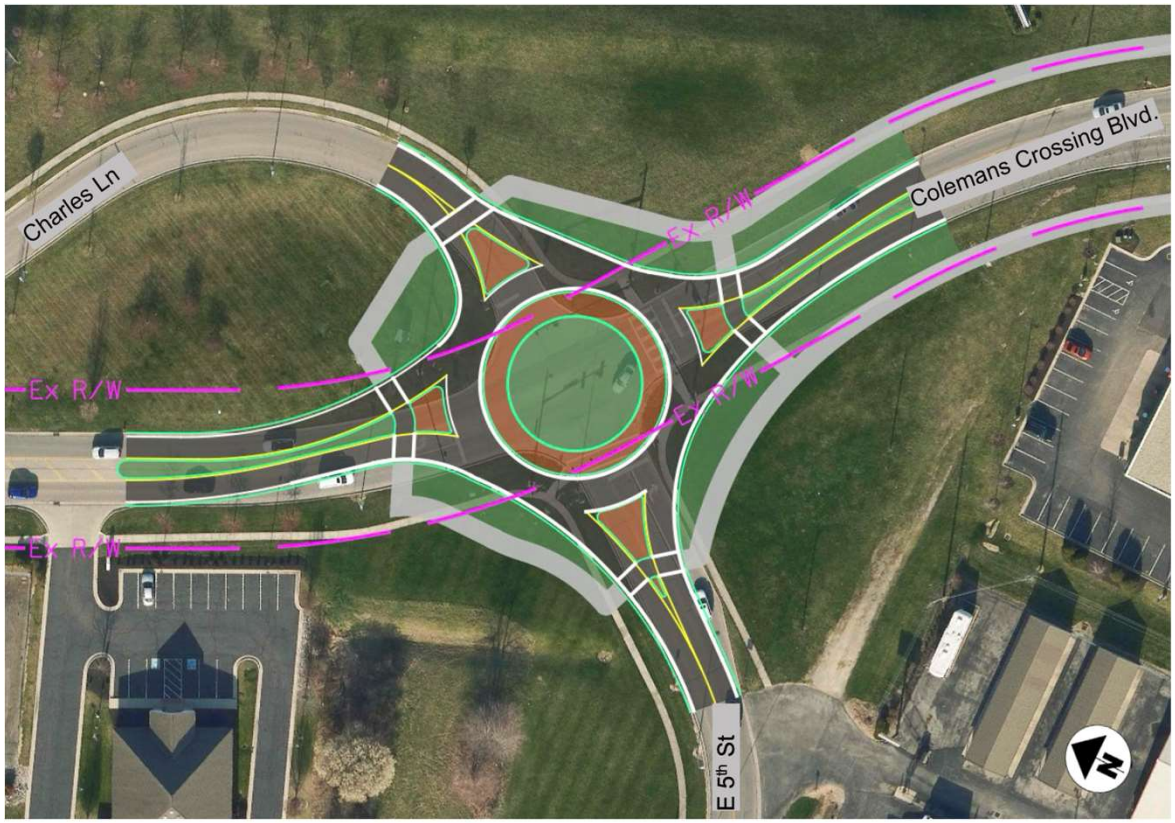
Traffic Analysis (Roundabout 2049)



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Roundabout Intersection Summary

- **Addresses the primary objectives**
  - Safe for pedestrians
  - Eliminates left turn crashes from driveways
- Fewer potential severe and fatal crashes
- Significant improvement in LOS
- Efficient
- Landscape opportunities
- Easily expandable if needed
  - Fewer turn lanes
- Recommended alternative along the corridor



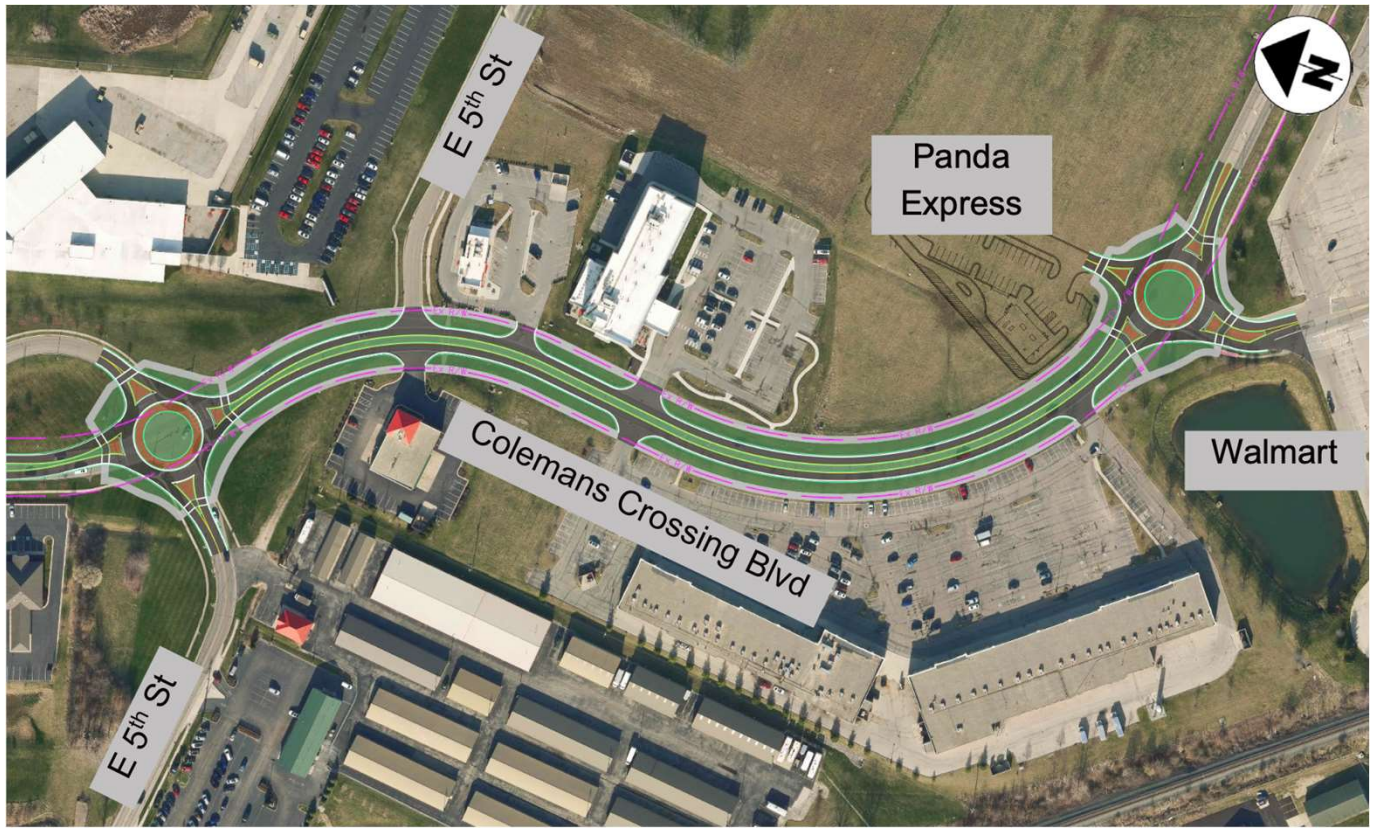
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Phasing


Priority 2
Delaware Ave
TireDiscounters
Charles Lane
East 5th Street
East 5th Street
Priority 3
HONDA
Priority 1 &
5 (widening)
Walmart
Priority 4
meijer
KENMORE PLACE
Kenmore Crossing

Priority 1 & 5

- Single lane roundabouts
  - Expanded when warranted (Priority 5)
- Right-in/ right-out at driveways and east leg of E. Fifth St.
- Median
- Shared-Use Path on both sides of Coleman's Crossing Blvd.
- Est. Construction Costs: $6M (Priority 1)
- Est. Construction Costs: $1.7M (Priority 5)



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Priority 2

- Multi-lane roundabout at Delaware Ave.
- Prioritizes safety at the intersection
- Shorter crossings for pedestrians
- Operates more efficiently than signal
- Landscape opportunities
- Est. Construction Costs: $4.5M



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Priority 3

- Single lane roundabout at Honda of Marysville
- Shared-Use Path on both sides of Coleman's Crossing Blvd.
- Right-in/ right-out at driveways
- Median
- Est. Construction Costs: $3.7M



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Priority 4

- Single lane roundabout at Home Depot
- Shared-Use Path on both sides of Coleman's Crossing Blvd.
- Right-in/ right-out at driveways
- Median
- Est. Construction Costs: $3.3M



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Summary of Costs

Priority	Location	Signal*	Roundabout
1	E. Fifth St./ Charles & Walmart/ Panda Express	$5.3M	$6M
2	Delaware Ave.	$1M	$4.3M
3	Walmart/ Honda of Marysville	$2.1M	$3.3M
4	Home Depot	$1.7M	$2.7M
5	Additional lanes for Priority 1 Roundabouts	NA	$1.7M

** Signal costs include adding turn lanes, widening, signals, shared-use path and median.*

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Similar Corridors

- Massillon Rd. (Green, Ohio)
  - Commercial corridor
  - Series of 5 roundabouts over 1-mile, including an interchange





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Similar Corridors

- SR 161/ Post Rd. (Dublin)
  - Commercial/ industrial corridor
  - Significant truck volume



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THANK YOU

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MARYSVILLE CITY COUNCIL MEETING MINUTES
May 12, 2025 at 7:00 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch live or archived by clicking here

President Boerger called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by President Boerger.

INVOCATION: In lieu of the invocation, President Boerger asked for a moment of silence in commemoration of National Police Week.

CITY COUNCIL MEMBERS PRESENT: Donald Boerger, Henk Berbee, Steven Wolfe, Mark Reams, Scott Hunter, Zack Bordner and Julie Kramer.

CITY ADMINISTRATION PRESENT: *City Manager* Terry Emery, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Police Chief* Tony Brooks, *Fire Chief* Nate Burns, *Development Projects Coordinator* Inge Witt, *Executive Assistant* Jennifer Brock and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: *Marysville Journal Tribune* Mike Williamson, Richard McAllister, Kelly Hammersmith, Katie Hammersmith, Bob Bailey, Dan Fitzgerald, Bart Barok, Paige Mobley, James Lee, Cynthia Lee, Desi Lee, Shawn Andrews, Alex Rozanski and Kathy Young.

APPROVAL OF MINUTES: Councilman Bordner moved to approve the April 28, 2025 City Council Meeting Minutes as presented; voice vote in favor was unanimous.

COMMENDATION: Vice President Hunter read the following Commendation:

In Honor of the 2025 Marysville High School Girls Wrestling Team

WHEREAS: It is one of the pleasures of Council of the City of Marysville, Ohio to recognize outstanding performance in our community; and

WHEREAS: The Marysville High School Girls Wrestling Team earned the title of 2025 Ohio High School Wrestling Coaches Association State Runner ups, State Dual runner ups and finished the season ranked as the 46th best high school team in the country; and

WHEREAS: Coaching Staff included: Shawn Andrews, Terri Waller, Steve Scherer, Luke Wimmers, Ray McDonald, Max Orr and Tim Crane; and

WHEREAS: Team members included: Lydia Adamski, Reese Andrews, Grace Barcus, Lizzy Bates, Jayden Birch, Eliana Borjas, Camila Brito, Kylie Gray, Lori Grimes, Katie Hammersmith, Lillie Hanes, Makayla Hanes, Piper Jenkins, Dinah Jones, Gabby Kinney, Desi Lee, Jazzy Leiter, Cami Leng, Cara Leng, Kiley Lewis, Addi Lyon, Teagan McKinney, Kiki Melms, Andrea Mendez, Lauren Mobley, Paige Mobley, Maria Montero, Sofia Montero Perea, Ellie Neill, Aubrey Pollock, Grace Rueter, Bailey Smith, Myranda Streng, Bernice Torres, Taylor Trigg, Lilli Vanover, Jayde Warneke, Kendalyn Wilson; and

WHEREAS: State Participants included: Cami Leng (110) State Runner-up, Addi Lyon (135) 3rd Place, Lori Grimes (155) 4th Place, Desi Lee (190) 5th Place and Katie Hammersmith (170) as a State Qualifier;

NOW, THEREFORE, I, Scott Hunter, Vice President of City Council, hereby commend,

The 2025 Marysville High School Girls Wrestling Team for earning the title of OHSAA Girls Wrestling State Runner-ups

And wish to congratulate them for their dedication and hard work demonstrated this season.

Coach Shawn Andrews thanked the City for their willingness to acknowledge the team. In a short period of time, the girls have been very successful. Additionally, we had the largest roster in the State, which shows the culture the athletes have created. There is interest in participation and they represent their community proudly.

PROCLAMATION: President Boerger read the following Proclamation:

National Police Week May 11 – May 17, 2025
Respect. Honor. Remember.

WHEREAS: Every day, police officers walk out the door, rushing into harm's way to keep the rest of us safe. Being a police officer is more than what they do—it is who they are. On Peace Officers Memorial Day and during Police Week, we recognize the incredible courage of our Nation's police officers and honor the fallen heroes, whose ultimate sacrifice we can never repay; and

WHEREAS: According to the National Law Enforcement Officers Memorial Fund, in 2024, our nation lost 147 officers in the line of duty. The average age of the fallen officers is 42, with an average of 14 years of service. On average, officers left behind two children; and

WHEREAS: There are more than 800,000 law enforcement officers serving in communities across the United States, including the 45 dedicated members currently serving in the Marysville Police Division; and

WHEREAS: The Marysville Police Division promotes public safety, protects property and life, and safeguards individual rights by providing professional law enforcement services. The Division's guiding principles of dedication, integrity, courage and empathy guide the officers in their excellence; and

WHEREAS: The Council of the City of Marysville wishes to express its gratitude for the dedicated service and courageous deeds of our law enforcement officers, and for the contributions they have made;

NOW, THEREFORE, I, Donald Boerger, President of Council of the City of Marysville, Ohio do hereby proclaim **May 11 – 17, 2025 as Police Week in the City of Marysville** and invite citizens to join in commemorating police officers, past and present, who by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to our community and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of those they serve in the City of Marysville.

Chief Brooks thanked City Council for their recognition of Police Week. Additionally, he said that last week we laid a fallen deputy in Hamilton County to rest. Police Officers leave the house each day and kiss their loved ones goodbye for what could be the last time. This Proclamation in recognition of their hard work is very much appreciated.

APPOINTMENT: President Boerger announced the following President Council reappointment: Brandon Fann to the student seat on the Parks and Recreation Commission for a term from June 1, 2025 to May 31, 2026.

ADMINISTRATIVE REPORT: Manager Emery provided the following updates:

- National Police Week will be observed from May 11th to May 17th. We thank the brave men and women of the Marysville Police Division, the Union County Sheriff's Office, and all other law enforcement personnel. This week, the lights on Partners Park will be blue in honor of law enforcement personnel.
- Coffee with a Cop will occur on Tuesday, May 13th at 8:00 a.m. at Winans Coffee & Chocolate, 132 Emmaus Road. Chief Brooks explained that this event allows citizens to have the opportunity to share a cup of coffee with a Police Officer when they might not otherwise have the opportunity to.
- Battle of the Badges Blood Drive, hosted by the Marysville Police Department will occur on May 13th from 11:00 a.m. – 4:00 p.m. at the Police and Court Community Room, 1250 W. 5th Street.
- The Union County Law Enforcement Memorial Ceremony will occur on Saturday, May 17th at 11:00 a.m. at the Union County Courthouse.
- The first Friday Nights Uptown event, Rock the Block, will occur on May 16th from 6:00 p.m. – 10 :00 p.m. Music will be presented by McGuffey Lane and the event is sponsored by Monarchs Roofing Company.
- City offices will be closed on Monday, May 26th in observance of Memorial Day.
- The Memorial Day Ceremony and Parade will occur on Monday, May 26th:
    - 8:15 a.m.: Wreath Ceremony at Schwartzkopf Park.
    - 9:00 a.m.: Parade (5th and Plum to W. 5th, ending at the Oakdale Cemetery).
    - 9:45 a.m.: Ceremony at the Oakdale Cemetery.
- Touch a Truck will occur on Friday, June 6th at Mill Valley Park Central from 10:00 a.m. – 1:00 p.m.
- Ohio's Future of Mobility Conference will occur May 13th – 15th and will be held in Marysville. So far, there are 132 registrants. This inaugural event brings together public and private sector leaders to explore innovations in smart mobility, infrastructure, broadband connectivity, workforce development and public-private partnerships.

Manager Emery provided the following updates from Maintenance and Operations:

- Streets: City Crews continue to replace curb inlets on Professional Parkway ahead of the Paving Program and address potholes.
- Parks: City Crews are preparing for this week's Uptown Friday Night by completing work such as mowing, landscaping, hanging baskets, etc. The pool is being filled and inspected.

Manager Emery provided the following updates from Engineering regarding Capital Improvement Projects:

- Reservoir Connector Trail, Phase 2: Construction continues this week.
- Carriage Acres and Cherry Street Sewer Improvements: The contractor plans to begin work this week. During the first phase of this project, N. Cherry Street will be closed to thru traffic between E. 4th Street and Lakeview Drive.

- Chief Burns introduced the following personnel whom have been promoted/hired into roles within the Fire Division:
    - Keith Watson, Assistant Fire Chief: Promotion.
    - Brandon Rutherford, Fire Marshal: Promotion.
    - Alison Brennan, Administrative Assistant: Recently hired.

REPORT OF CLERK OF COUNCIL: None.

REPORT OF ECONOMIC DEVELOPMENT: Coordinator Witt provided an update as shown in Exhibit A.

Councilman Berbee asked for data regarding the Uber update, such as how many drivers there are locally and if the drivers drive for other companies as well, such as Lyft. Coordinator Witt stated that while Uber provides a lot of data points, those are not data points they share. Councilman Berbee said given the data that is available, it seems like the discount is working to bring drivers to Marysville. President Boerger said it is good to have more transportation opportunities in Marysville to those that need it, specifically for the workforce. He said he was surprised to see that the weekend numbers aren't higher.

PARKS AND RECREATION COMMISSION REPORT: Councilman Wolfe stated that during the April 15th Parks and Recreation Commission Meeting, general updates were provided by City Staff and the Marysville South Playground Project was reviewed. Citizen comments were heard regarding the skate park, and Public Service Director Jeremy Hoyt had a separate follow-up meeting as well.

Councilman Bordner said there was a request for a bike rack in Mill Valley South. To his knowledge, that hasn't been installed and he asked for an update. Manager Emery said he would follow-up.

HEARING OF CITIZENS: None.

ORDINANCES:

Ord. A	3rd Reading Vote	TO AMEND SECTION 741.02 (A) CULTIVATION, PROCESSING, OR RETAIL DISPENSING OF MEDICAL MARIJUANA PROHIBITED, OF CHAPTER 741 MARIJUANA, OF THE CITY OF MARYSVILLE CODIFIED ORDINANCES

Administration: None.

Council: None.
Councilman Hunter moved to pass the legislation and the question put, stood:

Mr. Reams YES;	Ms. Kramer YES;	Mr. Bordner YES;	Mr. Wolfe YES;
Mr. Berbee YES;	Mr. Boerger YES;	Mr. Hunter YES.	

Vote 7-0; Motion carried for the passage of Ordinance 017-2025.

Ord. B 1st Reading Introduction

TO ACCEPT THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 243.94 ACRES IN PARIS TOWNSHIP, UNION COUNTY TO THE CITY OF MARYSVILLE, OHIO, KNOWN AS MARYSVILLE NORTH

Administration: A map of the land was provided as shown in Exhibit B. Bart Barok, of Rockford Development Investments, stated the separate Ordinance that outlines the zoning for the land to be annexed in Ordinance B has been tabled to June 9, 2025 to align with what will be the Third Reading this Ordinance (Ordinance B).

Council: President Boerger said given the proximity of already developed land in this area, it makes sense that the land in Ordinance B to potentially be annexed will be developed as well.

To be back for Second Reading, Public Hearing, on May 27, 2025.

Ord. C 1st Reading Introduction

TO ACCEPT THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 306.96 ACRES IN PARIS AND DOVER TOWNSHIPS, UNION COUNTY TO THE CITY OF MARYSVILLE, OHIO, KNOWN AS MARYSVILLE EAST SECTION IV

Administration: A map of the land was provided as shown in Exhibit C. Bart Barok of Rockford Development Investments explained that this Ordinance is for additional land to be added to Marysville East. The separate zoning Ordinance will be presented for First Reading on May 27th. As a result, there is a request to table the Second Reading, Public Hearing of Ordinance C to June 9, 2025 to get this Ordinance regarding the annexation, aligned with the separate Ordinance related to the Zoning of the land. Further, he explained that the Zoning Ordinance will come through as an amendment to Marysville East Section I, since the zoning for this land will be the same as the zoning of the land in Marysville East Section I. It was recommended to just amend the zoning for Marysville East Section I by adding the additional land, instead of creating completely new zoning text. Additionally, there was residential in Marysville East Section I, and the amendment will remove the residential and make all of the land commercial.

Council: Councilman Berbee asked if the land will be covered under the Marysville Southeast New Community Authority, Mr. Barok responded yes, it will. Councilman Bordner stated a citizen email was received that is critical of the zoning of this land and asked if now is an appropriate time to bring that up. Director Aslaner said questions about the New Community Authority and about the zoning need to be held until we are discussing the zoning. It is important to distinguish the discussions regarding the annexation (the Ordinance being heard currently, Ordinance C) and the zoning (to be

heard for First Reading on May 27th). We should not mix the discussion between the two topics. Councilman Hunter said while he, as a City Council Member, has a lot of knowledge about the zoning because he has been in numerous meetings, and therefore has somewhat embedded knowledge regarding what will occur, this may be brand new information for some people who have not attended all of the related meetings. As a result, he asked that details regarding the highlights of the planned zoning are given at future readings to provide those in attendance/ watching online with more knowledge.

Councilman Reams moved to table the Second Reading, Public Hearing to June 9, 2025 and the question put, stood:

Ms. Kramer YES;	Mr. Bordner YES;	Mr. Wolfe YES;	Mr. Berbee YES;
Mr. Boerger YES;	Mr. Hunter YES;	Mr. Reams YES.	

To be back for Second Reading, Public Hearing, on June 9, 2025.

Ord. D 1st Reading Introduction

TO APPROVE AMENDMENTS TO THE AGREEMENT TO CREATE THE MARYSVILLE-JEROME TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT, AUTHORIZING THE INCLUSION OF CERTAIN ADDITIONAL PROPERTY WITHIN SAID DISTRICT, KNOWN AS THE KIA EXPANSION AMENDMENT

Administration: Manager Emery said this is similar to other pieces of legislation that are presented when new business are added into the JEDD that the City has with Jerome Township.

Council: Councilman Bordner said while he, as a Council Member, understands what this means, he would like it if the Administration explained this further to make sure we take the opportunity to educate the public regarding what is being presented. Manager Emery explained that the land in the area of the Joint Economic Development Agreement (JEDD), that the City has in partnership with Jerome Township, allows there to be a 1.5% income tax imposed on the workers of the businesses that operate in this area. 20% is given to Jerome Township, 23% is given to the City (the City gets the additional 3% for administrative costs) and the rest, 57%, goes directly to infrastructure needs in the area. The City of Marysville in turn supplies the water and sewer. Businesses already in place before the JEDD was established are not required to join. Businesses wishing to locate in the JEDD area since inception are not required to join, however, if they choose not to, the City of Marysville will not supply water or sewer. Director Lutz said that so far, the City has received 30K in revenues from the JEDD this year. Councilman Berbee said recent additions to the JEDD were the Kroger and Memorial sites. When the JEDD was established, we knew additional property would be added. President Boerger said he doesn't love the idea of a car dealership being a gateway to the Beta District along 33. The area has so much potential, we need to ensure the zoning aligns with the vision for the Beta District. The industry that is built within the JEDD boundaries needs to reflect jobs that will provide the desired income tax. Councilman Hunter clarified that this JEDD is not in the Marysville City limits and therefore, the City cannot enforce the zoning of this land. There should be consideration to work with adjacent municipalities and organizations along the 33 corridor regarding

the desired vision for the area. Manager Emery agreed, he is not overly excited about the car dealership and the concerns presented are topics we need to be conscious of moving forward.

To be back for Second Reading, Public Hearing, on May 27, 2025.

Ord. E 1st Reading Introduction — TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS FOR VARIOUS PURPOSES AND TO AMEND THE 2025 ANNUAL OPERATING BUDGET

Administration: Director Lutz said the Ordinance outlines the items in this supplemental appropriation as they were discussed with the Finance Committee on April 28th.

Council: None.

To be back for Second Reading, Public Hearing, on May 27, 2025.

Ord. F 1st Reading Introduction — TO SET COMPENSATION FOR CITY COUNCIL IN 2026 AND 2027

Administration: None.

Council: None.

To be back for Second Reading, Public Hearing, on May 27, 2025.

Ord. G 1st Reading Introduction — TO SET COMPENSATION FOR THE CITY LAW DIRECTOR FROM 2026 - 2029

Administration: None.

Council: None.

To be back for Second Reading, Public Hearing, on May 27, 2025.

COMMENTS OF THE CITY MANAGER AND COUNCIL PERSONS AND GENERAL DISCUSSION:

Manager Emery said this is the time of year with many things going on in the City, Staff are working hard to make our parks system look great, while working around the rain. We have our work cut out for us, but we will be ready for Friday Nights Uptown, Memorial Day, etc. He also acknowledged Police Week and said he will be thinking about our law enforcement personnel. Additionally, he thanked Chief Burns for the work he has done with the transitions in the Fire Division, he is excited for the future of the Division and thanked City Council for their support.

Councilman Bordner wished all Mothers a belated Happy Mother's Day. He congratulated the Marysville High School Girls Wrestling Team and thanked the Marysville Police Division for all of their work. Public safety is near and dear to his heart. He said he appreciates all the law enforcement personnel who serve locally, nationally and globally. Their work is remarkable and they are the most selfless people you will meet.

Councilman Wolfe also acknowledged all police officers who currently serve and who have served. He thanked them for all that they do, and he appreciates their willingness to serve. Additionally, he wished his parents a

happy 29th wedding anniversary. He said he is looking forward to going to Cincinnati with them to watch the Reds beat the Guardians this weekend.

Councilman Berbee said the ribbon cutting at Scott Family Park was a great event. It was neat to speak to the family members that were there and hear about the history of the Scott family in Marysville, great memories were shared. He said he is looking forward to good things to come with the park in the future. Additionally, he said it is fun to see the activity around the City with kids sporting events and he congratulated all students on their upcoming graduations. He said his daughter was invited to a graduation for a Marysville High School student who is also graduating from Columbus State with her Associates degree. This reflects how important it was that the School levy passed, so that our students can continue to have these great opportunities. He was glad to see it passed with such a majority, a strong school system is the pillar of a community.

Councilman Hunter also congratulated the Marysville Schools on the passage of their levy. He recognized that for many on fixed incomes, the passage of the levy may come with sacrifice, but as a parent, and the impact that would have been realized had it not passed, he is thankful that the community stepped up and supported the levy. The students in the Marysville Schools are the next generation that will be serving in Marysville, maintaining our roads and keeping us safe. Great schools mean great businesses are attracted to come here and the quality of life for everyone will be improved. Regarding Memorial Day, we can get caught up in the celebration with cookouts. However, Memorial Day is a day to honor the military personnel that died while serving in the Armed Forces. Personally, it is his favorite holiday, it recognizes those that have paid the ultimate sacrifice. He encouraged everyone to be mindful of that as they engage in the events going on around the City on Memorial Day.

Councilman Reams said the Scott Family Park ribbon cutting was a great event and he is excited for the future of that Park. It will take many years to fully accomplish, but it will be great when it is done. He acknowledged all the work of City Staff who have completed the majority of the work so far. They have used many recycled materials, such as leftover concrete from City projects or projects from local contractors, saving the City hundreds of thousands of dollars. He said he is excited to see the start of events that will bring people together, such as Friday Nights Uptown and the Farmers Market. Those are the kinds of events that people should take advantage of, they reinforce the small town feeling that we have. These are the events that make Marysville a great place to live.

Councilwoman Kramer acknowledged the new businesses that are opening in the City, there have been many ribbon cuttings lately. She said she was able to go to the Nellie House, which pays homage to the wife of former United States Vice President Charles Fairbanks. The Nellie House is where she was born. She is thankful for all of the people who are making our City a better place to live. She said she will try to visit as many of those places as she can. Additionally, she said she loves to walk into Council Chambers and see young people. It is great to hear about the student serving on the Parks and Recreation Commission. The performance of the wrestling team is great to see and she gave a shout out to all kids participating in sports, some make it to the top and others are out there training every day. Additionally, she wished our graduates much success in the future.

President Boerger said May is Historic Preservation Month and he plans to recognize individuals in our community in the future. He said he agreed with the comments that have been heard, it is great to see engagement in our community. Small town feel is here as we talk about graduation, Scott Family Park, events going on in the City, etc. It brings it back to basics, and serving in public office at the local level is truly the

greatest place to serve constituents. Residents can take pride in knowing that the seven Council Members that serve are dedicated to them.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO CONSIDER THE PURCHASE OF PROPERTY: At 8:27 p.m., Councilman Hunter moved to adjourn to Executive Session to consider the purchase of property, Councilman Bordner seconded, and the question put, stood:

Mr. Bordner YES; Mr. Wolfe YES; Mr. Berbee YES; Mr. Boerger YES; Mr. Hunter YES; Mr. Reams YES; Ms. Kramer YES.

Vote 7-0; Motion carried.

ADJOURN: There being no further business to bring before Council, Councilman Hunter moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 9:12 p.m.

EXHIBIT A

ECONOMIC DEVELOPMENT OVERVIEW

UNION COUNTY
MARYSVILLE
ECONOMIC DEVELOPMENT

33 Innovation Park

Hardy World



- **Univenture has signed an agreement to use 20K Sq Ft, leaving approximately 100K Sq Ft available.**

- **Former Univenture building on Square Drive was sold to Ohio Glass and Aluminum.**

Investment, jobs, and payroll will be provided in our June report.

33 Innovation Park

OPUS



- **250,000 square-foot multitenant speculative industrial building.**
- **Construction to be completed in the third quarter of 2025.**
- **An open house is being planned for June.**



This inaugural event brings together public and private sector leaders to explore innovations in smart mobility, infrastructure, broadband connectivity, workforce development and public-private partnerships.

UBER UPDATE

UNION COUNTY
MARYSVILLE
ECONOMIC DEVELOPMENT

Overall Program Performance

Data: Jan 5 2024 – May 5 2025

$63.3K
Total Spend (USD)

8,847
Total Trips

246
Total Unique Riders

$11.22
Average Trip Fare (USD)

2.41mi
Average Trip Distance (mi)

6.84min
Average Trip Duration (min)

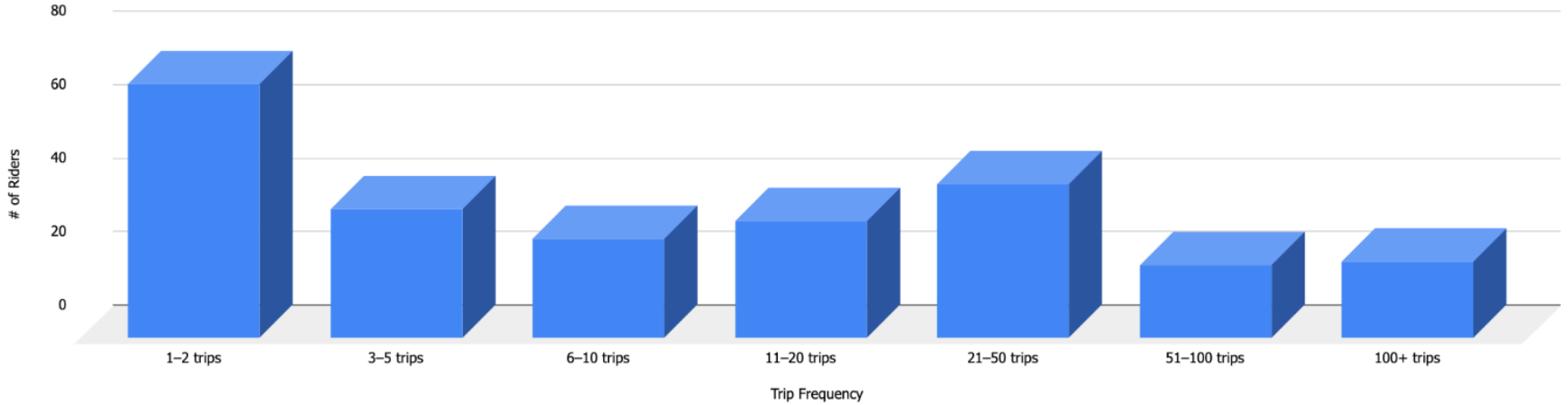
99.6%
Trip Completion Rate

9.26
Average ETA

10.54
Average ATA

Repeat Usage & Power Riders

Data: Jan 5 2024 – May 5 2025



- **Over 40% of riders took 10+ trips**, showing strong recurring usage.
- **Nearly 30% only rode once or twice**, suggesting opportunity for re-engagement.
- **The 21–50 trip segment is the largest power user group (17%)**, indicating consistent, mid-range usage.

Trip Frequency	# of Riders	% of Total Riders
1–2 trips	69	28.05%
3–5 trips	35	14.23%
6–10 trips	27	10.98%
11–20 trips	32	13.01%
21–50 trips	42	17.07%
51–100 trips	20	8.13%
100+ trips	21	8.54%

Trip Distance Distribution

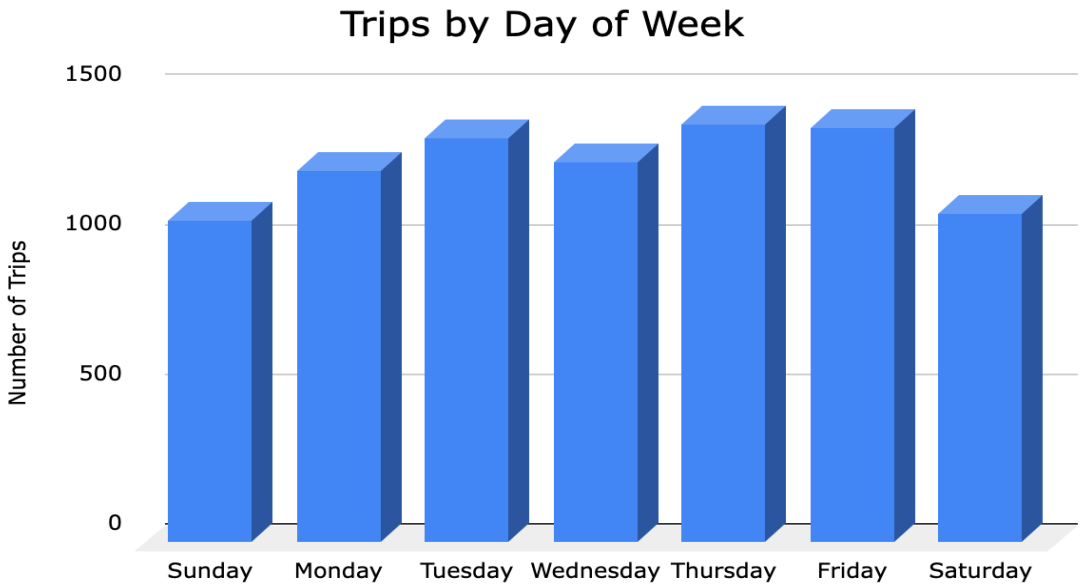
Data: Jan 5 2024 – May 5 2025

- **97.3%** of trips are **under 10 miles**, mostly within **Marysville**, showing strong local demand
- **2.3%** of trips fall between **10 and 20 miles**, mainly traveling to **Dublin and nearby suburbs**, reflecting moderate regional needs
- **0.3%** of trips are **over 20 miles**, typically reaching **Columbus**

Trip Distance Range (mi)	Avg Fare by Distance ($)	Trips in Distance Range	Cumulative % of Trips
0-2	$9.35	5595	64%
2-4	$12.13	2324	90%
4-6	$14.84	321	94%
6-8	$20.46	211	96%
8-10	$20.59	126	97%
10-12	$23.59	111	99%
12-14	$23.60	23	99%
14-16	$27.56	39	99%
16-18	$27.69	14	99%
18-20	$29.89	12	100%
20+	$50.45	33	100%

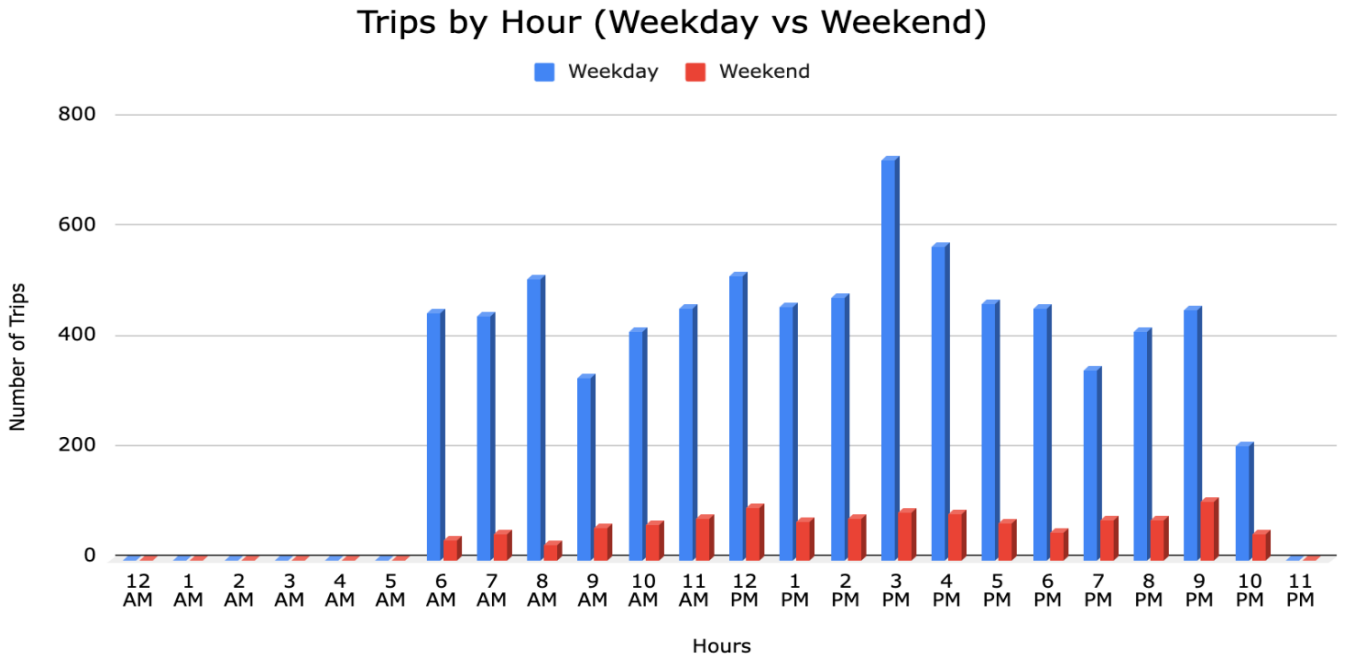
Trip Volume & Usage Trends

Data: Jan 5 2024 – May 5 2025



- **Highest trip volume on Thursdays and Fridays**, lowest on Mondays and weekends.
- Pattern reflects **commuter-driven behavior** aligned with daily routines.

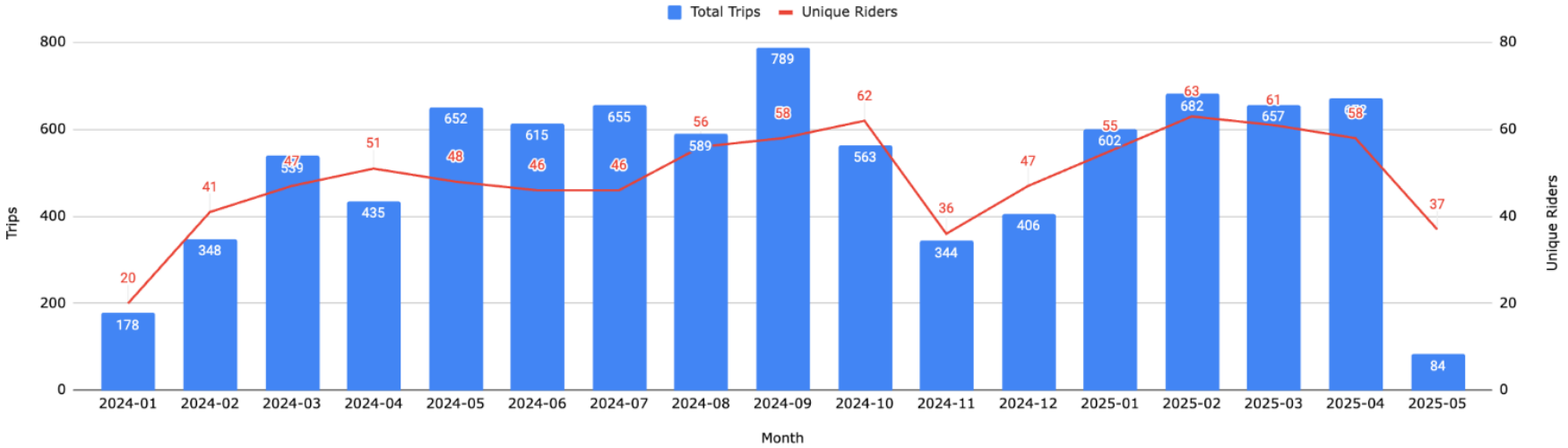
Trips By Hour



- **Weekday demand peaks at 9 AM, 3 PM, and 9 PM**, tied to commute and school schedules
- Weekend usage is steady, **with flat hourly trends indicating flexible, non-commute trips.**

Monthly Trips and Riders Growth

Data: Jan 5 2024 – May 5 2025

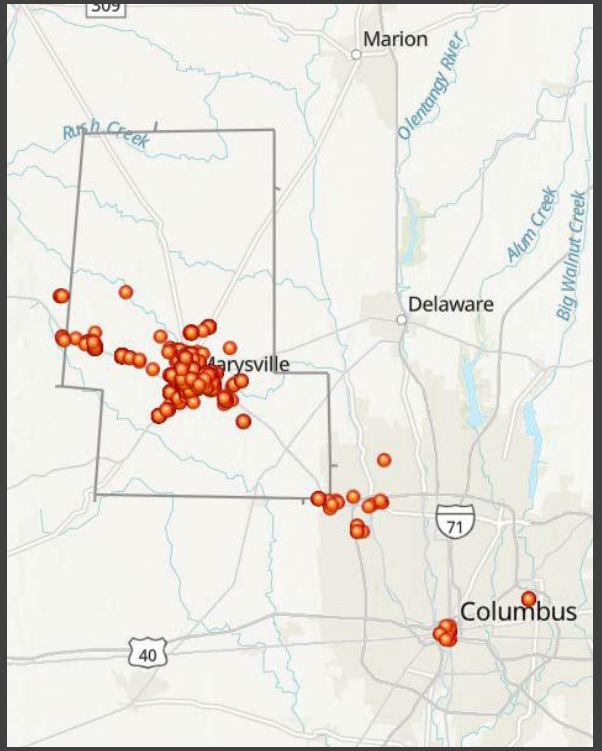


- **Trips peaked in September 2024 (789)**, and the unique rider count reached a high in **February 2025 (63)**.
- Beginning October 22, 2024, we changed the voucher from $10 off to $5 off
- **Repeat usage is strong**, reflected by a high trip-to-rider ratio.

PICK UP Locations



DROP OFF Locations





Pickups are heavily concentrated in Marysville

Drop-offs are widespread, extending into:

- **Columbus metro area** (especially Downtown, Dublin, Gahanna, New Albany)
- Other nearby cities like **Delaware** and **Marion**

EXHIBIT B

MAP OF TERRITORY TO BE ANNEXED
FROM: TOWNSHIP OF PARIS
TO: CITY OF MARYSVILLE
SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NO. 5136, 5138, & 5392

GRAPHIC SCALE (IN FEET)
200 0 200

CESO
WWW.CESOINC.COM
2600 Corporate Exchange Dr. Suite 400
Columbus, OH 43231
Phone: 614.794.1080 Fax: 614.895.1925

Marysville Grace Brethren Church
O.R. 886, PG. 910
20.00 Acres

Jonathan N. Rausch and Deborah E. Rausch
O.R. 1000, Pg. 571
80.00 Acres (Remainder)

Amrine-Wood Road (50' R/W)
(TR 130)

Foothills Farm, Inc
O.R. 84, Pg. 853
200.00 Acres (Original)

Monarch Land Company LLC
IN. 201612160010458
24.484 Acres
P.N. 28-0025003.1010
M.N. 079-00-00-019.002

Existing City of Marysville
Corporation Line
Resolution No. 21-178

Ryan J. Lee and Gregory J. Lee,
successor Co-Trustees
IN. 202402140001045
50.709 Acres
P.N. 28-0009008.0000
M.N. 079-00-00-016.000

Ryan J. Lee and Gregory J. Lee,
successor Co-Trustees
IN. 202402140001045
1.22 Acres
P.N. 28-0009012.0010
M.N. 080-00-00-048.000

Mike Gorman and
Ann Gorman
IN. 202109160012369
3.90 Acres

Ryan J. Lee and Gregory J. Lee
IN. 202402140001045
348.977 Acres

MGM Community Services LLC
IN. 202207140005814
70.175 Acres

Reserve "D"

Reserve "E"

Reserve "F"

Reserve "B"

Reserve "A"

Hubbard Road (60' R/W)

Figleaf Lane (60' R/W)

Spelt Street (60' R/W)

Acorn Lane (60' R/W)

Amrine Meadows Section 1, Phase 1A
P.B. 9, PG. 195ABCD

Amrine Meadows Section 1, Phase 2
P.B. 8, PG. 191ABC

Amrine Meadows Section 1, Phase 1B
P.B. 8, PG. 161AB

State Route 31
(Variable R/W)

State Route 4
(Variable R/W)

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
48.13 Acres
P.N. 28-0009006.0010
M.N. 079-00-00-015.000

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
58.47 Acres & 79.12 Acres (Original)
35.15 Acres (Deed)
P.N. 28-0009014.0020
M.N. 079-00-00-017.001

243.94 +/- Acres

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
59 Acres (Original)
52.8060 Acres (Deed)
P.N. 28-0009002.0000
M.N. 089-00-00-038.000

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
46.31 Acres (Original)
P.N. 28-0009017.0000
M.N. 089-00-00-001.000

City of Marysville Ohio
Parcel 3 WDV
IN. 201712110010188
0.1716 Acres
P.N. 28-0009002.1010
M.N. 089-00-00-035.602

J. Daniel Fitzgerald &
Rebecca Fitzgerald
D.V. 307, PG. 91
3.154 Acres (Original)
P.N. 28-0009002.1000
M.N. 089-00-00-035.000

Hailey's Holdings, LLC
IN. 201706140004895
1.478 Acres
P.N. 28-0009002.2000
M.N. 089-00-00-038.001

Hailey's Holdings, LLC
IN. 201706140004895
0.781 Acres
P.N. 28-0009004.0000
M.N. 089-00-00-037.000

Hailey's Holdings, LLC
IN. 201706140004895
0.781 Acres
P.N. 28-0009003.0000
M.N. 089-00-00-036.000

Lite Partners
IN. 201701170008649
1.00 Acres
P.N. 28-0009018.0000
M.N. 089-00-00-002.000

Champaign County, Ohio; Delaware County, Ohio;
Madison County, Ohio;
and Union County, Ohio
IN. 201503170001933
7.50 Acres
P.N. 29-0009021.0000
M.N. 090-00-00-007.000

Union County
Board of Commisioners
O.R. 13, PG. 35
107.32 Acres
P.N. 29-0009020.0010
M.N. 090-00-00-006.000

City of Marysville, Ohio
O.R. 35, PG. 394
2.046 Acres
P.N. 29-0009020.1030
M.N. 090-00-00-006.002

St Rt 4 LLC
IN. 201701040000197
9.095 Acres

Parcel 12WD
State of Ohio,
Department of Transportation
O.R. 745, PG. 914
0.135 Acres

Parcel 10WD
State of Ohio,
Department of Transportation
O.R. 753, PG. 393
0.295 Acres

Les Bulb Beibee
Bulb Company, Inc
D.V. 278, PG. 341
5.00 Acres

Les Bulb Beibee
Bulb Company, Inc
O.R. 304, PG. 60
3.000 Acres

Dominion Homes, Inc
52.00 Acres
O.R. 185, PG. 793
P.N. 29-0009005.0010
M.N. 079-00-00-019.002

Dominion Homes, Inc
55.132 Acres
O.R. 259, PG. 75
P.N. 28-0009012.1000
M.N. 089-00-00-030.001

Cooks Pointe
Section 1
P.B. 8, PG. 107AB
Tract J

The Residence at Cooks Pointe LLC
IN. 202105200009913
10.669 Acres

The Residence at Cooks Pointe LLC
IN. 201907220005543
15.456 Acres

Three D Properties LLC
IN. 201704100002857
146.57 Acres

Existing City of Marysville
Corporation Line
Ordinance No. 24-96
Resolution No. 281-96
O.R. 12, PG. 12

Existing City of Marysville
Corporation Line
Resolution No. 210-07

Existing City of Marysville
Corporation Line
Resolution No. 337-03

Paris Twp
City of Marysville

Elkshire at Mill Valley
Phase 2
P.B. 9, PG. 104AB

Woods at Mill Valley North
Phase 1, Part 5
P.B. 9, PG. 92AB

Woods at Mill Valley North
Phase 1, Part 4
P.B. 9, PG. 100, 101

Woods at Mill Valley North
Phase 1, Part 1
P.B. 9, Page 43

Dun Drive North (60')

Dun Drive West (60')

P.O.B.

N 34° 53' 10" E 940.58'

N 35° 43' 26" E 2678.76'

N 04° 36' 08" W 2139.06'

N 04° 40' 53" W 1252.87'

N 84° 53' 47" E 2016.56'

S 04° 36' 08" E 25.00'

S 85° 12' 38" W 398.83'

S 85° 49' 06" W 1383.13'

S 85° 40' 54" W 1301.33'

S 85° 39' 54" W 251.74'

S 29° 05' 43" W 1419.52'

S 29° 05' 43" W 648.80'

N 87° 02' 38" W 523.26'

S 29° 05' 43" W 442.39'

S 10° 04' 56" W 308.97'

N 89° 45' 33" E 308.97'

N 62° 16' 50" W 703.05'

S 62° 46' 56" E 249.22'

S 27° 13' 37" W 310.00'

S 24° 08' 05" W 497.00'

S 65° 04' 01" E 381.56'

S 26° 43' 10" W 120.48'

S 14° 31' 16" W 51.66'

S 10° 10' 15" W 37.00'

S 60° 54' 17" E 40.00'

S 29° 05' 43" W 389.21'

N 87° 33' 43" E 46.93'

N 29° 04' 56" E 208.10'

N 60° 54' 17" W 40.00'

S 29° 05' 43" W 766.80'

NOTE:
THIS PETITION IS FILED AS AN EXPEDITED ANNEXATION PROCEEDING UNDER SECTION 709.021 & 703.023 O.R.C.

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 19330.73± FT, OF WHICH 8463.87± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY RESOLUTION NUMBER 210-07, 21-178, AND GIVING 43.78% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 3577.31 LINEAL FEET OF TOWNSHIP ROADS
- 0 LINEAL FEET OF COUNTY ROADS
- 3182.08 LINEAL FEET OF STATE ROUTE 4
- 2177.87 LINEAL FEET OF STATE ROUTE 31

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

LEGEND

- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS TOWNSHIP

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED PROFESSIONAL SURVEYOR

MATTHEW J. ACKROYD, OHIO PS NO 8897 — DATE
matt.ackroyd@cesoinc.com

Annexation
State of Ohio, County of Union, Township of Paris,
Virginia Military Survey No. 5136, 5138, & 5392

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC

Project Number:	764457
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	1/29/2025
Issue:	N/A

Drawing Title:

J:\Projects\Active\DC\ACCDocs\CESO\RDI Lees and Fitzgerald Marysville OH Project Files_CESO\05 SURVEY\Dwg\764457_RDI_LeeFitzgeraldTracts_AnnexMap_V2.dwg - 1/29/2025 - Andreas Uhlenhake

EXHIBIT C

ANNEXATION #3

ANNEXATION #1B

ANNEXATION #1

ANNEXATION #2

ANNEXATION #1A

WATKINS ROAD

U.S. RTE. 33

CITY OF MARYSVILLE

Land Use Data:

Total Area:	± 1139.385 Acres
Innovation District:	± 756.12 Acres
Commercial:	± 15.88 Acres
Single Family Residential:	± 109.75 Acres
Multi-family Residential:	± 101.71 Acres
Lift Station:	± 1.14 Acres
Open Space:	± 135.89 Acres
US 33:	± 18.89 Acres

MARYSVILLE EAST - LAND USE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 500 1500 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Terry Emery

ORDINANCE _____

TO ACCEPT THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 243.94 ACRES IN PARIS TOWNSHIP, UNION COUNTY TO THE CITY OF MARYSVILLE, OHIO, KNOWN AS MARYSVILLE NORTH

WHEREAS, a petition for the annexation of 243.94 acres in Paris Township, Union County, was duly filed with the Union County Board of County Commissioners; and

WHEREAS, the Board of County Commissioners granted the annexation petition on March 12, 2025; and

WHEREAS, pursuant to Section 709.033 of the Ohio Revised Code, the Board of County Commissioners certified the record of the proceeding in connection with the annexation to the Marysville Clerk of Council, who received it on March 12, 2025; and

WHEREAS, more than sixty (60) days from the date the Clerk of Council received the record of annexation proceedings have elapsed and the Clerk has laid the transcript, accompanying map, and petition before Council at its next regular session following the expiration of the sixty (60) days in accordance with the provisions of the Ohio Revised Code Section 709.04; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The proposed annexation of 243.94 acres in Paris Township, as applied for in the petition by the petitioner's agent, Painter and Associates, described in the legal description, also shown on the map, and approved for annexation by the Board of County Commissioners of Union County, Ohio on March 12, 2025 be and the same is hereby accepted. The Petition, legal description, map and Union County Commissioners Resolution No. 25-097 approving the Petition are all attached as Exhibit A and incorporated herein.

SECTION II. The Marysville Clerk of Council shall be and is hereby authorized and directed to make three (3) copies of this Ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk of Council shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and shall fill notice of this annexation

with the Board of Elections within thirty (30) days after it becomes effective and the Clerk shall do all others things required by law.

SECTION III. This Ordinance shall take effect and be in force at the earliest date permitted by law.

1st Reading: May 12, 2025

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

EXHIBIT A

Steve Robinson, Commissioner, President
David A. Lawrence, Commissioner, Vice President
Tom McCarthy, Commissioner

William Narducci, County Administrator
Letitia Rayl, Assistant County Administrator/
Budget Officer
Mallory Lehman, Clerk to the Board

UNION COUNTY COMMISSIONERS
grow with us.

County Office Building
233 West Sixth Street
Marysville, Ohio 43040-1526
www.unioncountyohio.gov

Tel. 937-645-3012
Fax 937-645-3002
commissioners@unioncountyohio.gov

CERTIFICATION OF RECORD OF ANNEXATION PROCEEDINGS

In accordance with the Ohio Revised Code §709.023 and 709.033, 1) the Board of County Commissioners adopted Resolution No. 25-097, granting the Petition of J. Daniel Fitzgerald, Trustee, J. Daniel Fitzgerald and Rebecca Fitzgerald, Individually, Haley's Holding, LLC, Ryan J. Lee and Gregory Lee, Successor Co-Trustees, Lite Partners, Monarch Land Company, LLC, and the City of Marysville for Expedited Type II Annexation of +/- 243.94 Acres from Paris Township, Union County, Ohio into the City of Marysville, and 2) the Clerk to the Board of Commissioners certifies that the attached entire record of the annexation proceedings are true and exact copies of the originals. This record includes the following documents, consisting of 105 pages.

1) Expedited Type II Petition for Annexation (Section 709.023) to the City of Marysville +/- 243.94 acres.
2) Amended Type II Petition for Annexation (Section 709.023) to the City of Marysville +/- 243.94 acres filed on February 20, 2025.
3) Notice of Filing Expedited Type II Annexation Petition for Paris Township and the City of Marysville and certified mail to all landowners in the annexation area and adjacent landowners listed in the Annexation Petition.
4) City of Marysville Resolution No. 004-2025 to authorize the services That the City of Marysville will provide should the +/- 243.94 acres located in Paris Township, Union County, Ohio, contiguous to the City of Marysville, be annexed into the city, and to provide buffer requirements.
5) Certified copy of notice dated February 25, 2025, that an amendment was filed on February 20, 2025, to the Type II Petition for Annexation (Section 709.023) to the City of Marysville +/- 243.94 acres filed.
6) Memo of Jeff Stauch, Union County Engineer, regarding the annexation.
7) Resolution 25-097: Granting the Petition for Annexation.

I certify that the attached record is a true and correct copy of the original documents filed with the Board of County Commissioners, Union County, Ohio.

Certified By: Mallory Lehman
Mallory Lehman, Clerk to the Board of Commissioners

Date: 3/12/2025

RECEIVED
MAR 12 2025
CITY OF MARYSVILLE

Steve Robinson, Commissioner, President
David A. Lawrence, Commissioner, Vice President
Tom McCarthy, Commissioner

UNION COUNTY COMMISSIONERS
grow with us.

William Narducci, County Administrator
Letitia Rayl, Assistant County Administrator/ Budget Officer
Mallory Lehman, Clerk to the Board

County Office Building
233 West Sixth Street
Marysville, Ohio 43040-1526
www.unioncountyohio.gov

Tel. 937-645-3012
Fax 937-645-3002
commissioners@unioncountyohio.gov

March 12, 2025

Brad Lutz, Finance Director
McKenzie Proudfoot, Clerk of Council
City of Marysville
209 S. Main Street
Marysville, OH 43040

Re: Expedited Type II Annexation of 243.94 +/- acres, from Paris Township into the City of Marysville

On March 12, 2025, Resolution 25-097 was approved granting the Petition of J. Daniel Fitzgerald, Trustee, J. Daniel Fitzgerald and Rebecca Fitzgerald, Individually, Haley's Holding, LLC, Ryan J. Lee and Gregory Lee, Successor Co-Trustees, Lite Partners, Monarch Land Company, LLC, and the City of Marysville for Expedited Type II Annexation of +/- 243.94 Acres from Paris Township, Union County, Ohio into the City of Marysville.

Enclosed please find the following documents and the Certification of Record of Annexation Proceedings:

1) Expedited Type II Petition for Annexation (Section 709.023) to the City of Marysville +/- 243.94 acres.
2) Amended Type II Petition for Annexation (Section 709.023) to the City of Marysville +/- 243.94 acres filed on February 20, 2025.
3) Notice of Filing Expedited Type II Annexation Petition for Paris Township and the City of Marysville and certified mail to all landowners in the annexation area and adjacent landowners listed in the Annexation Petition.
4) City of Marysville Resolution No. 004-2025 to authorize the services That the City of Marysville will provide should the +/- 243.94 acres located in Paris Township, Union County, Ohio, contiguous to the City of Marysville, be annexed into the city, and to provide buffer requirements.
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6) Memo of Jeff Stauch, Union County Engineer, regarding the annexation.
7) Resolution 25-097: Granting the Petition for Annexation.

Please do not hesitate to contact me if I can be of any further assistance.

Respectfully,

Mallory Lehman

Mallory Lehman
Clerk to the Board of Commissioners

Enc.

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023) TO THE CITY OF MARYSVILLE OF 243.94+/- ACRES, MORE OF LESS, FROM PARIS TOWNSHIP

TO THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, OHIO

The undersigned, petitioner in the premises, and being the SOLE OWNERS OF REAL ESTATE in the territory described, consisting of 243.94 acres, more or less, with a total length of the annexation perimeter of 19,330.73 +/- feet, more or less, in the Township of Paris, which area is contiguous along 8,463.87 feet, or 43.78% is contiguous to the City of Marysville, do hereby pray that said territory be annexed to the City of Marysville, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by the annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibits "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that they are the SOLE OWNERS OF THE REAL ESTATE within the territory so prayed to be annexed

Thomas L. Hart, whose address is Painter & Associates, LLC, 5029 Cemetery Road, Hilliard, OH 43026, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the UNION County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

RECEIVED
FEB 14 2025
By

J. Daniel Fitzgerald, Trustee
21944 Boord Road
Marysville, OH 43040

By: _____

J DANIEL FITZGERALD 1/31/25
Print Name Date

1/31/25
J. Daniel Fitzgerald Date

1-31-25
Rebecca Fitzgerald Date
21944 Boord Road
Marysville, OH 43040

HAILEY'S HOLDINGS LLC
6169 Plain City -Georgesville Road
Plain City, OH 43064

By: _____

JOSEPH CHAPMAN 2-4-25
Print Name Date

2/4/25
Ryan J. Lee, Date
Suc. Co-Trustee

2/4/25
Gregory Lee, Date
Suc. Co-Trustee
17421 Waldo Road
Marysville, OH 43040

LITE PARTNERS, an Ohio general partnership
123 W. Fifth Street
Marysville, OH 43040

By: _____

Dean E. Cook 12-4-25
Print Name Date

Monarch Land Company LLC
6689 Dublin Center Drive
Dublin, OH 43017

By: _____

MATT STAVROFF 12-4-2024
Print Name Date

City of Marysville
125 E. Sixth Street
Marysville, OH 43040

By: _____

TERRY EMERY 2/4/25
Print Name Date

EXHIBITS

Exhibit A - Legal Description of Proposed Annexation

Exhibit B - Plat Survey of Proposed Annexation

Exhibit C - Adjacent Property Owners to Proposed Annexation

LEGAL DESCRIPTION

Description of 243.94 ACRES +/- TO BE ANNEXED FROM PARIS TOWNSHIP TO CITY OF MARYSVILLE

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Numbers 5136, 5138, 5392 and being all of that 48.13 acre tract, 35.15 acre tract, 46.31 acre tract and that 52.8060 acre tract, as conveyed to J. Daniel Fitzgerald, Trustee, of record in Official Record 717, Page 160, being all of that 50.709 acre tract and that 1.22 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, successor Co-Trustees, of record in Instrument Number 202402140001045, being all of a 0.1716 acre tract of land as conveyed to City of Marysville Ohio, of record in Instrument Number 201712110010188, being all of that 3.154 acre tract of land as conveyed to J. Daniel Fitzgerald and Rebecca Fitzgerald, of record in Deed Volume 307, Page 91, being all of the 0.781, 0.781 and 1.478 acre tracts of land as conveyed to Hailey's Holdings, LLC, of record in Instrument Number 201706140004895, being all of the 1.00 acre tract of land as conveyed to Lite Partners, of record in Instrument Number 201710170008649, being part of a 7.50 acre tract of land as conveyed to Champaign County, Ohio; Delaware County, Ohio; Madison County, Ohio; and Union County, Ohio, of record in Instrument Number 201503170001933, being part of a 2.046 acre tract of land as conveyed to City of Marysville, Ohio, of record in Official Record 35, Page 394, being part of a 107.32 acre tract of land as conveyed to Union County Board of Commissioners, of record in Official Record 13, Page 35, all deed reference refer to the records of the Recorder's Office Union County, Ohio, and described as follows:

BEGINNING at the southeasterly corner of Reserve "E" of a plat entitled "Amrine Meadows Section 1, Phase 1B", of record in Plat Book 6, Page 164AB, and being a southeasterly corner of the existing City of Marysville corporation line, of record in Resolution Number 21-178;

Thence North 4°36'08" West, with the easterly line of said "Amrine Meadows Section 1, Phase 1B", with the easterly line of a plat entitled "Amrine Meadows Section 1, Phase 2", of record in Plat Book 6, Page 198ABC, with the easterly line of a 70.178 acre tract of land as conveyed to MGM Community Services LLC, and with said existing City of Marysville corporation line, a distance of 2139.36 feet to a point in the southerly right of way line of Amrine-Wood Road (TR-130)(50 foot public right-of-way);

Thence North 4°36'08" West, continuing with the easterly line of said 70.178 acre tract, a distance of 25.00 feet to the northeasterly corner thereof, being in the centerline of said Amrine-Wood Road

Thence North 84°53'10" East, with the centerline of Amrine Woods Blvd, and with the southerly line of a 80.00 acre (remainder) tract of land as conveyed to Jonathan N. Rausch and Deborah E. Rausch, of record in Official Record 1000, Page 571, a distance of 940.58 feet to the northeasterly corner of said 48.13 acre tract and an angle point in said centerline;

Thence North 85°43'26" East, continuing with said centerline and being the northerly line of said 50.709 acre tract, a distance of 2676.76 feet to a point in the centerline intersection of State Route 4 and Amrine-Wood Road and the westerly line of a 348.877 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001045;

Thence South 29°05'43" West, continuing with the centerline of State Route 4 and said westerly line, a distance of 648.40 feet to the northeasterly corner of a 3.80 acre tract of land as conveyed to Mike Gorman and Ann Gorman, of record in Instrument Number 202109160012369;

Thence with the perimeter of said 3.80 acre tract the following courses:

North 67°02'38" West, a distance of 442.36 feet to a corner thereof;

South 10°04'56" West, a distance of 523.26 feet to a corner thereof;

North 89°45'33" East, a distance of 308.97 feet to a corner thereof in the centerline of said State Route 4;

Thence South 29°05'43" West, with said centerline, a distance of 1419.52 feet to the southeasterly corner of a 5.00 acre tract of land as conveyed to Leo Bulb Berbee Bulb Company, Inc., of record in Deed Volume 278, Page 341;

Thence with the perimeter of said 5.00 acre tract the following courses:

North 62°46'50" West, a distance of 703.09 feet to a corner thereof;

South 28°54'43" West, a distance of 310.00 feet to a corner thereof;

Thence North 4°40'53" West, with said centerline of State Route 31, to a point in the existing City of Marysville corporation line of record in Resolution Number 21-178, and being the southwest corner of Amrine Meadows Section 1, Phase 1A of record in Plat Book 6, Page 153ABCD, a distance of 1252.87 feet to a point;

Thence North 84°53'47" East with said existing corporation line (Resolution No. 21-178), through the right of way of said State Route 31 and in part with the southerly line of said Amrine Meadows Section 1, Phase 1A, and in part with the southerly line of said Amrine Meadows Section 1, Phase 1B, a distance of 2016.56 feet to the **POINT OF BEGINNING** and containing 243.94 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a distance of 8463.87 feet contiguous with the existing City of Marysville Corporation line and a total perimeter of 19330.73 feet to be annexed. 43.78% of the perimeter length is contiguous to the City of Marysville Corporation line.



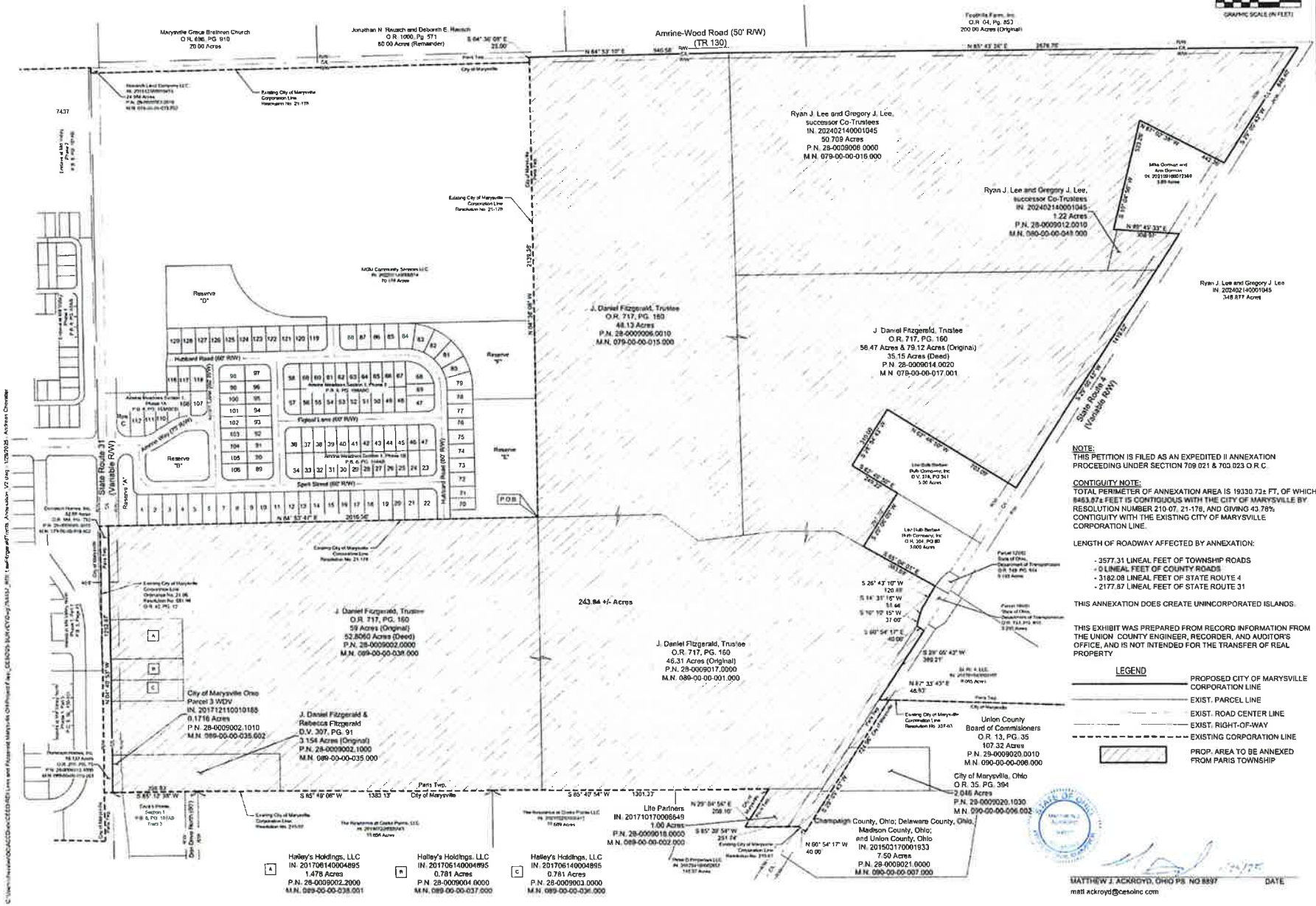
CESO, Inc.

1/29/25

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

Date:

MAP OF TERRITORY TO BE ANNEXED
FROM: TOWNSHIP OF PARIS
TO: CITY OF MARYSVILLE
SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NO. 5136, 5138, & 5392



NOTE:
THIS PETITION IS FILED AS AN EXPEDITED II ANNEXATION PROCEEDING UNDER SECTION 709.021 & 709.023 O.R.C.

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 19330.73± FT, OF WHICH 8463.07± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY RESOLUTION NUMBER 210-07, 21-176, AND GIVING 43.78% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 3577.31 LINEAL FEET OF TOWNSHIP ROADS
- 0 LINEAL FEET OF COUNTY ROADS
- 3182.08 LINEAL FEET OF STATE ROUTE 4
- 2177.87 LINEAL FEET OF STATE ROUTE 31

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

LEGEND

- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS TOWNSHIP

MATTHEW J. ACKROYD, OHIO PS. NO 8897 DATE
matt.ackroyd@cesoinc.com

CESO

Annexation
State of Ohio, County of Union, Township of Paris,
Virginia Military Survey No. 5136, 5138, & 5392

Revisions / Submissions
ID Description Date

D:\2025 CESO, Inc

Project Number:	764457
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	1/29/2025
Issue:	N/A

Drawing Title:

1

C:\Users\mackroyd\DOCUMENTS\Annexation\Annexation_V2.dwg, 1/29/2025 8:26:51 AM, mackroyd

EXHIBIT C - ADJACENT PROPERTY OWNERS

1. Parcel No. 29-0009005.0000
   18530 St. Rte. 31
   MGM Community Services LLC
   475 S. Metro Place
   Dublin, OH 43017

2. Parcel No. 28-0004004.0000
   19118 St. Rte. 31
   Jonathan & Deborah Rausch
   19170 St. Rte. 31
   Marysville, OH 43040

3. Parcel No. 28-0004005.0000
   Amrine Wood Road
   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
   Marysville, OH 43040

4. Parcel No. 28-0004006.1000
   Foothills Farm Inc.
   19055 St. Rt. 4
   Marysville, OH 43040

5. Parcel No. 28-0009011.000
   18645 St. Rt. 4
   Mike & Ann Gorman
   13045 Weaver Road
   Marysville, OH 43040

6. Parcel No. 28-0009026.0000
   St. Rt. 4
   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
   Marysville, OH 43040

7. Parcel No. 28-0009015.0000, 28-0009014.0010
   Berbee Leo Bulb Co. Inc.
   Dutch Mill Greenhouse
   18443 St. Rt. 4

Marysville, OH 43040

8. Parcel No. 28-0009022.0000
18250 St. Rte. 4
ST RT 4 LLC
500 Fairwood Drive
Marysville, OH 43040

9. Parcel No. 29-0009020.0010
Union Co. Board of Commissioners
18200 St. Rt. 4
Marysville, OH 43040

10. Parcel No. 29-0009020.1030
City of Marysville
18148 St. Rt. 4
Marysville, OH 43040

11. Parcel No. 29-0009021.000
COYC
18100 St. Rt. 4
Marysville, OH 43040

12. Parcel No. 28-0009018.0000
18105 St. Rt. 4
Lite Partners
123 W. Fifth St.
Marysville, OH 43040

13. Parcel No. 29-0009001.5000, 29-0009001.5070
Cooks Blvd.
Three D Properties LLC
125 W. Fifth St.
Marysville, OH 43040

14. Parcel No. 29-0009005.1000
St. Rt. 31
Pulte Homes of Ohio LLC
475 S. Metro Place
Dublin, OH 43017

15. Parcel No. 29-0009001.5030, 29-0009001.5050
The Residences at Cooks Pointe LLC
1805 Mill Pointe Road
Marysville, OH 43040

16. Parcel No. 29-0025004.1440, 29-0025004.2710
Triple Crown Way
Mill Valley North Association
P. O. Box 26366
Charlotte, NC 28221

17. Parcel No. 29-0025004.1040
406 Clydesdale Way
Pahl & Gabriela Graham
1050 Woodward Avenue
Detroit, MI 48226

18. Parcel No. 29-0025004.1090
Edward & Nesha Malek
282 Triple Crown Way
Marysville, OH 43040

19. Parcel No. 29-0025004.1030
302 Triple Crown Way
AH4R Properties Two LLC
23975 Park Sorrento
Calabasas, CA 91302

20. Parcel No. 29-0025004.2620
Zachary & Lindsay Grant
312 Triple Crown Way
Marysville, OH 43040

21. Parcel No. 29-0025004.2610
Arnold & Loretta Soloff
322 Triple Crown Way
Marysville, OH 43040

22. Parcel No. 29-0025004.2600
332 Triple Crown Way
Thomas & Amy Thomas
P. O. Box 202028

Florence, SC 29502

23. Parcel No. 29-0025004.2590
Cyndi Jones
342 Triple Crown Way
Marysville, OH 43040

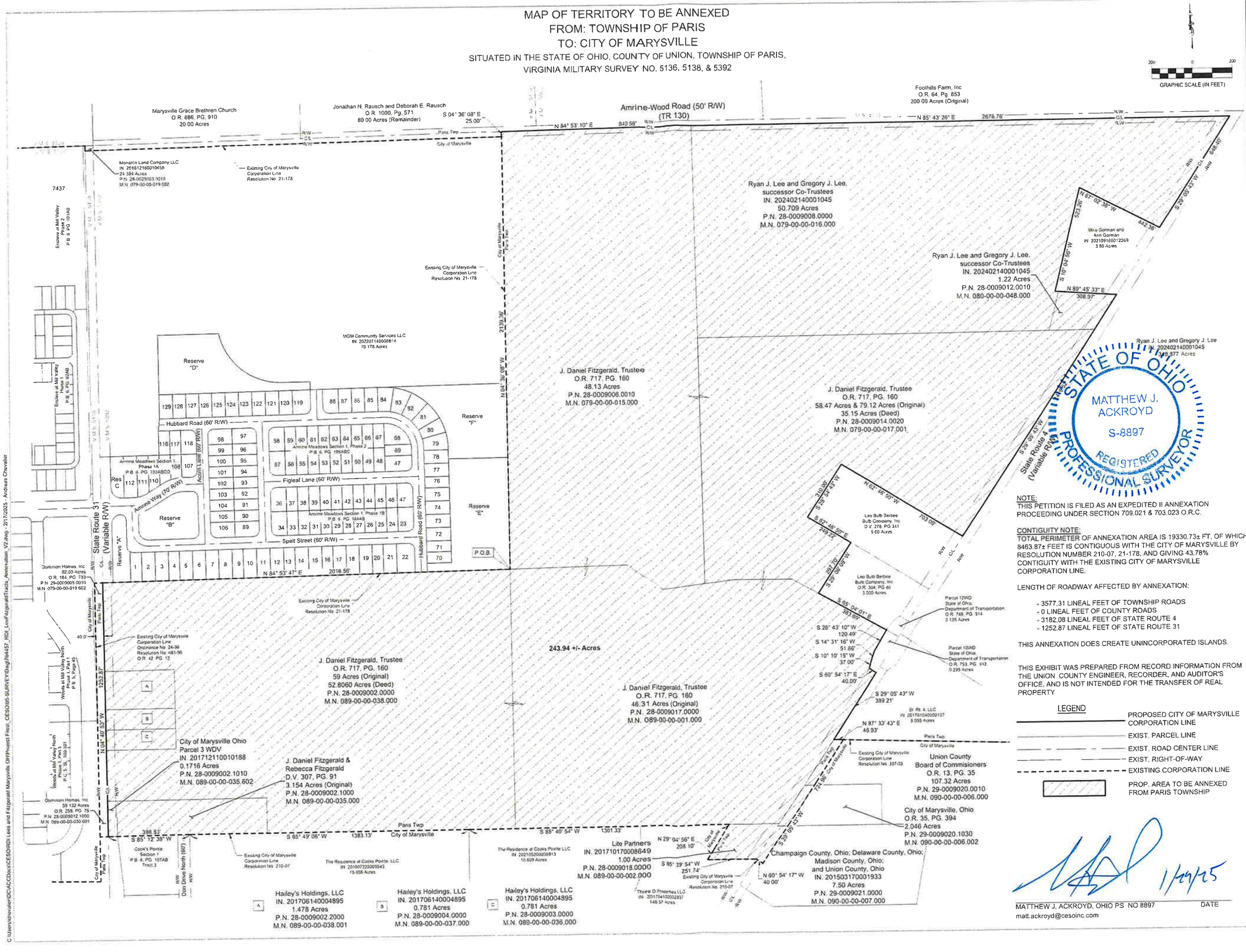
24. Parcel No. 29-0025004.2580
Robert & Mariah Mayfield
352 Triple Crown Way
Marysville, OH 43040

25. Parcel No. 29-0025004.2570
Mary Jo & Paul Lautier
362 Triple Crown Way
Marysville, OH 43040

26. Parcel No. 29-0025004.2560
Michael Gubiotti & Stephanie Hoskins
372 Triple Crown Way
Marysville, OH 43040

27. Parcel No. 29-0025004.2550
Bradley Gullett
382 Triple Crown Way
Marysville, OH 43040

MAP OF TERRITORY TO BE ANNEXED
FROM: TOWNSHIP OF PARIS
TO: CITY OF MARYSVILLE
SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NO. 5136, 5138, & 5392



NOTE:
THIS PETITION IS FILED AS AN EXPEDITED II ANNEXATION PROCEEDING UNDER SECTION 709.021 & 703.023 O.R.C.

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 19330.73± FT, OF WHICH 8463.87± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY RESOLUTION NUMBER 210-07, 21-178, AND GIVING 43.78% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 3577.31 LINEAL FEET OF TOWNSHIP ROADS
- 0 LINEAL FEET OF COUNTY ROADS
- 3182.08 LINEAL FEET OF STATE ROUTE 4
- 1252.87 LINEAL FEET OF STATE ROUTE 31

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THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

LEGEND

- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS TOWNSHIP

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

1/29/25

MATTHEW J. ACKROYD, OHIO PS NO 8897 — DATE
matt.ackroyd@cesoinc.com

CESO
www.cesoinc.com
3601 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.1080 Fax: 614.794.4505

RECEIVED
FEB 20 2025
BY

Annexation
State of Ohio, County of Union, Township of Paris,
Virginia Military Survey No. 5136, 5138, & 5392

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC

Project Number:	764457
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	2/17/2025
Issue:	N/A

Drawing Title:

1

C:\Users\dnevalier\DC\ACCDocs\CESO\RDI Lees and Fitzgerald Marysville GH\Project Files_CESO\05-SURVEY\Dwg\764457_RDI_LeeFitzgeraldTracts_Annexation_V2.dwg - 2/17/2025 - Andreas Chevalier

MAP OF TERRITORY TO BE ANNEXED
FROM: TOWNSHIP OF PARIS
TO: CITY OF MARYSVILLE
SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NO. 5136, 5138, & 5392

200 0 200
GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM
2600 Corporate Exchange Dr. Suite 400
Columbus, OH 43231
Phone: 614.794.1980 Fax: 614.895.1925

Marysville Grace Brethren Church
O.R. 886, PG. 910
20.00 Acres

Jonathan N. Rausch and Deborah E. Rausch
O.R. 1000, Pg. 571
80.00 Acres (Remainder)

S 04° 36' 08" E
25.00'

Amrine-Wood Road (50' R/W)
(TR 130)

N 34° 53' 10" E
940.58'

Foothills Farm, Inc
O.R. 84, Pg. 853
200.00 Acres (Original)

N 85° 43' 26" E
2678.76'

Monarch Land Company LLC
IN. 201612160010458
24.484 Acres
P.N. 28-0025003.1010
M.N. 079-00-00-019.002

Existing City of Marysville
Corporation Line
Resolution No. 21-178

7437

Ryan J. Lee and Gregory J. Lee,
successor Co-Trustees
IN. 202402140001045
50.709 Acres
P.N. 28-0009008.0000
M.N. 079-00-00-016.000

Mike Gorman and
Ann Gorman
IN. 202109160012369
3.90 Acres

N 87° 02' 38" W
523.26'

S 29° 05' 43" W
642.39'

S 10° 04' 56" W

N 89° 45' 33" E
308.97'

Ryan J. Lee and Gregory J. Lee,
successor Co-Trustees
IN. 202402140001045
1.22 Acres
P.N. 28-0009012.0010
M.N. 080-00-00-048.000

Ryan J. Lee and Gregory J. Lee
IN. 202402140001045
348.977 Acres

Eticore at Mill Valley
Phase 2
P.B. 9, PG. 104B

Eticore at Mill Valley
Phase 2
P.B. 9, PG. 52MB

City of Marysville
Paris Twp

Existing City of Marysville
Corporation Line
Resolution No. 21-178

2139.26'
N 04° 36' 08" W

MGM Community Services LLC
IN. 202207140005814
70.175 Acres

Reserve
"D"

Reserve
"F"

Reserve
"E"

Reserve
"B"

Reserve "A"

Hubbard Road (60' R/W)

Amrine Meadows Section 1, Phase 1A
P.B. 9, PG. 15/16ABCD

Amrine Meadows Section 1, Phase 2
P.B. 8, PG. 161ABC

Amrine Meadows Section 1, Phase 1B
P.B. 8, PG. 161AB

Acorn Lane (60' R/W)

Figleaf Lane (60' R/W)

Amrita Way (70' R/W)

Spelt Street (60' R/W)

State Route 31
(Variable R/W)

P.O.B.

N 84° 53' 47" E
2016.56'

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
48.13 Acres
P.N. 28-0009006.0010
M.N. 079-00-00-015.000

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
58.47 Acres & 79.12 Acres (Original)
35.15 Acres (Deed)
P.N. 28-0009014.0020
M.N. 079-00-00-017.001

1419.52'

S 39° 05' 43" W

State Route 4
(Variable R/W)

Les Bulb Berbee
Bulb Company, Inc
O.V. 278, PG. 341
5.00 Acres

N 62° 16' 50" W
703.05'

S 62° 46' 56" E
249.22'

S 24° 08' 05" W
497.00'

Les Bulb Berbee
Bulb Company, Inc
O.R. 304, PG. 60
3.000 Acres

S 65° 04' 01" E
381.56'

Parcel 12WD
State of Ohio,
Department of Transportation
O.R. 745, PG. 914
0.135 Acres

Parcel 10WD
State of Ohio,
Department of Transportation
O.R. 753, PG. 393
0.295 Acres

S 26° 43' 10" W
120.48'

S 14° 31' 16" W
51.66'

S 10° 10' 15" W
37.00'

S 60° 54' 17" E
40.00'

S 29° 05' 43" W
389.21'

St Rt 4, LLC
IN. 201701040000197
9.095 Acres

N 87° 33' 43" E
46.93'

Paris Twp
City of Marysville

Existing City of Marysville
Corporation Line
Resolution No. 337-03

Union County
Board of Commisioners
O.R. 13, PG. 35
107.32 Acres
P.N. 29-0009020.0010
M.N. 090-00-00-006.000

City of Marysville, Ohio
O.R. 35, PG. 394
2.046 Acres
P.N. 29-0009020.1030
M.N. 090-00-00-006.002

Champaign County, Ohio; Delaware County, Ohio;
Madison County, Ohio;
and Union County, Ohio
IN. 201503170001933
7.50 Acres
P.N. 29-0009021.0000
M.N. 090-00-00-007.000

N 60° 54' 17" W
40.00'

243.94 +/- Acres

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
59 Acres (Original)
52.8060 Acres (Deed)
P.N. 28-0009002.0000
M.N. 089-00-00-038.000

J. Daniel Fitzgerald, Trustee
O.R. 717, PG. 160
46.31 Acres (Original)
P.N. 28-0009017.0000
M.N. 089-00-00-001.000

City of Marysville Ohio
Parcel 3 WDV
IN. 201712110010188
0.1716 Acres
P.N. 28-0009002.1010
M.N. 089-00-00-035.602

J. Daniel Fitzgerald &
Rebecca Fitzgerald
D.V. 307, PG. 91
3.154 Acres (Original)
P.N. 28-0009002.1000
M.N. 089-00-00-035.000

Dominion Homes, Inc
52.00 Acres
O.R. 185, PG. 793
P.N. 29-0009005.0010
M.N. 079-00-00-019.602

Dominion Homes, Inc
55.132 Acres
O.R. 259, PG. 75
P.N. 28-0009012.1000
M.N. 089-00-00-030.001

Woods at Mill Valley North
Phase 1, Part 5
P.B. 9, PG. 53L, 100.101

Woods at Mill Valley North
Phase 1, Part 1
P.B. 9, Page 43

1252.87'
N 04° 40' 53" W

398.83'
S 85° 12' 38" W

S 85° 49' 06" W
1383.13'

S 85° 40' 54" W
1301.33'

Paris Twp
City of Marysville

Existing City of Marysville
Corporation Line
Ordinance No. 24-96
Resolution No. 081-96
O.R. 12, PG. 12

Existing City of Marysville
Corporation Line
Resolution No. 21-178

Existing City of Marysville
Corporation Line
Resolution No. 210-07

Cooks Pointe
Section 1
P.B. 8, PG. 107AB
Tract J

The Residence at Cooks Pointe, LLC
IN. 201907220005543
5.458 Acres

The Residence at Cooks Pointe LLC
IN. 202105200009913
10.669 Acres

Lite Partners
IN. 201701170008649
1.00 Acres
P.N. 28-0009018.0000
M.N. 089-00-00-002.000

N 29° 04' 56" E
208.10'

S 85° 39' 54" W
251.74'

Existing City of Marysville
Corporation Line
Resolution No. 210-07

Three D Properties LLC
IN. 201704100002857
146.57 Acres

Hailey's Holdings, LLC
IN. 201706140004895
1.478 Acres
P.N. 28-0009002.2000
M.N. 089-00-00-038.001

Hailey's Holdings, LLC
IN. 201706140004895
0.781 Acres
P.N. 28-0009004.0000
M.N. 089-00-00-037.000

Hailey's Holdings, LLC
IN. 201706140004895
0.781 Acres
P.N. 28-0009003.0000
M.N. 089-00-00-036.000

A

B

C

Don Drive North (60')

NOTE:
THIS PETITION IS FILED AS AN EXPEDITED ANNEXATION PROCEEDING UNDER SECTION 709.021 & 703.023 O.R.C.

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 19330.73± FT, OF WHICH 8463.87± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY RESOLUTION NUMBER 210-07, 21-178, AND GIVING 43.78% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 3577.31 LINEAL FEET OF TOWNSHIP ROADS
- 0 LINEAL FEET OF COUNTY ROADS
- 3182.08 LINEAL FEET OF STATE ROUTE 4
- 2177.87 LINEAL FEET OF STATE ROUTE 31

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

LEGEND

- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS TOWNSHIP

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

MATTHEW J. ACKROYD, OHIO PS NO 8897 — DATE
matt.ackroyd@cesoinc.com

Annexation
State of Ohio, County of Union, Township of Paris,
Virginia Military Survey No. 5136, 5138, & 5392

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC

Project Number:	764457
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	1/29/2025
Issue:	N/A

Drawing Title:

J:\Projects\Active\SDC\ACCDocs\CESO\RD\Lees and Fitzgerald Marysville OH Project Files_CESO\05.SURVEY\Dwg\764457_RDI_LeeFitzgeraldTracts_AnnexMap_V2.dwg, 1/29/2025 - Andreas Uhlenhake

painter & associates
ATTORNEYS AT LAW LLC

NATHAN D. PAINTER • REBECCA MUNCY BROOKS OF COUNSEL • [illegible] INDERBRAUK OF COUNSEL • THOMAS L. HART OF COUNSEL

February 20, 2025

RECEIVED
FEB 20 2025
By

Union County Commissioners
233 W. Sixth Street.
Marysville, OH 43040

Re AMENDED Type 2 Annexation Petition, ORC §709.023, 243.94 +/- ac., St. Rts. 4 and 31 and Amrine Wood Road, from Paris Township

Dear Clerk:

Enclosed is our **Amended** Type 2 Annexation Petition as described above, correcting a minor scrivener's error.

We originally filed this Annexation Petition on February 14, 2025. However, the County Engineer found a discrepancy on the Annexation Plat in a measurement of linear feet of roadway affected by the annexation.

In addition, there is a change in the name of one of the adjacent property owners listed on Exhibit C.

Otherwise, there are no changes to the Annexation Petition, itself, as originally filed.

Please let me know if you need anything further to complete your file for the Commissioners' upcoming hearing on this matter. Thank you.

Sincerely,

Thomas L. Hart
Attorney

Enclosures

AMENDMENT TO

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023) TO THE CITY OF MARYSVILLE OF 243.94+/- ACRES, MORE OF LESS, FROM PARIS TOWNSHIP

Original Annexation Petition filed 2/14/2025

TO THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, OHIO

The undersigned, petitioner in the premises, and being the SOLE OWNERS OF REAL ESTATE in the territory described, consisting of 243.94 acres, more or less, with a total length of the annexation perimeter of 19,330.73 +/- feet, more or less, in the Township of Paris, which area is contiguous along 8,463.87 feet, or 43.78% is contiguous to the City of Marysville, do hereby pray that said territory be annexed to the City of Marysville, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by the annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibits "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that they are the SOLE OWNERS OF THE REAL ESTATE within the territory so prayed to be annexed

Thomas L. Hart, whose address is Painter & Associates, LLC, 5029 Cemetery Road, Hilliard, OH 43026, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the UNION County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

RECEIVED
FEB 20 2025
By

J. Daniel Fitzgerald, Trustee
21944 Boord Road
Marysville, OH 43040

By: J Daniel Fitzgerald

J DANIEL FITZGERALD 1/31/25
Print Name Date

J Daniel Fitzgerald 1/31/25
J. Daniel Fitzgerald Date

Rebecca Fitzgerald 1-31-25
Rebecca Fitzgerald Date
21944 Boord Road
Marysville, OH 43040

HAILEY'S HOLDINGS LLC
6169 Plain City -Georgesville Road
Plain City, OH 43064

By:

JOSEPH CHAPMAN 2-4-25
Print Name Date

2/4/25
Ryan J. Lee, Date
Suc. Co-Trustee

2/4/25
Gregory Lee, Date
Suc. Co-Trustee
17421 Waldo Road
Marysville, OH 43040

LITE PARTNERS, an Ohio general partnership
123 W. Fifth Street
Marysville, OH 43040

By: _____

Dean E. Cook 12-4-25
Print Name Date

Monarch Land Company LLC
6689 Dublin Center Drive
Dublin, OH 43017

By: _____

MATT STAVROFF 12-4-2024
Print Name Date

City of Marysville
125 E. Sixth Street
Marysville, OH 43040

By: _____

TERRY EMERY 2/4/25
Print Name Date

LIST OF PROPERTY OWNERS AND PARCEL NUMBERS
OF 243.94 AC ANNEXATION FROM
PARIS TWP TO CITY OF MARYSVILLE

1. Parcel Nos. 28-0009008.0000 and 28-0009012.0010
   Map Nos. 079-00-00-016.000 and 080-00-00-048.000
   Ryan J. Lee and Gregory J. Lee, Suc. Trustees

2. Parcel Nos. 028-0009006.0010, 28-0009014.0020, 28-0009017.0000, and 28-0009002.0000
   Map Nos. 079-00-00-017.001, 079-00-00-015.000, 089-00-00-001.000, and 089-00-00-038.000
   J. Daniel Fitzgerald, Trustee

3. Parcel No. 28-0009002.1000
   Map No. 089-00-00-035.000
   J. Daniel & Rebecca Fitzgerald

4. Parcel Nos. 28-0009002.2000, 28-0009004.0000, and 28-0009003.0000
   Map Nos. 089-00-00-038.001, 089-00-00-037.000, and 089-00-00-036.000
   Hailey's Holdings, LLC

5. Parcel No.28-0009018.000
   Map No. 089-00-00-002.000
   Lite Partners

6. Parcel No. 28-0009002.1010
   Map No. 089-00-00-035.602
   City of Marysville

7. Parcel No. 28-0025003.0010
   Map No. 079-00-00-019.002
   Monarch Land Company LLC

RECEIVED
FEB 20 2025
By

EXHIBITS

Exhibit A - Legal Description of Proposed Annexation

Exhibit B - Plat Survey of Proposed Annexation

Exhibit C - Adjacent Property Owners to Proposed Annexation

LEGAL DESCRIPTION

Description of 243.94 ACRES +/- TO BE ANNEXED FROM PARIS TOWNSHIP TO CITY OF MARYSVILLE

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Numbers 5136, 5138, 5392 and being all of that 48.13 acre tract, 35.15 acre tract, 46.31 acre tract and that 52.8060 acre tract, as conveyed to J. Daniel Fitzgerald, Trustee, of record in Official Record 717, Page 160, being all of that 50.709 acre tract and that 1.22 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, successor Co-Trustees, of record in Instrument Number 202402140001045, being all of a 0.1716 acre tract of land as conveyed to City of Marysville Ohio, of record in Instrument Number 201712110010188, being all of that 3.154 acre tract of land as conveyed to J. Daniel Fitzgerald and Rebecca Fitzgerald, of record in Deed Volume 307, Page 91, being all of the 0.781, 0.781 and 1.478 acre tracts of land as conveyed to Hailey's Holdings, LLC, of record in Instrument Number 201706140004895, being all of the 1.00 acre tract of land as conveyed to Lite Partners, of record in Instrument Number 201710170008649, being part of a 7.50 acre tract of land as conveyed to Champaign County, Ohio; Delaware County, Ohio; Madison County, Ohio; and Union County, Ohio, of record in Instrument Number 201503170001933, being part of a 2.046 acre tract of land as conveyed to City of Marysville, Ohio, of record in Official Record 35, Page 394, being part of a 107.32 acre tract of land as conveyed to Union County Board of Commissioners, of record in Official Record 13, Page 35, all deed reference refer to the records of the Recorder's Office Union County, Ohio, and described as follows:

BEGINNING at the southeasterly corner of Reserve "E" of a plat entitled "Amrine Meadows Section 1, Phase 1B", of record in Plat Book 6, Page 164AB, and being a southeasterly corner of the existing City of Marysville corporation line, of record in Resolution Number 21-178;

Thence North 4°36'08" West, with the easterly line of said "Amrine Meadows Section 1, Phase 1B", with the easterly line of a plat entitled "Amrine Meadows Section 1, Phase 2", of record in Plat Book 6, Page 198ABC, with the easterly line of a 70.178 acre tract of land as conveyed to MGM Community Services LLC, and with said existing City of Marysville corporation line, a distance of 2139.36 feet to a point in the southerly right of way line of Amrine-Wood Road (TR-130)(50 foot public right-of-way);

Thence North 4°36'08" West, continuing with the easterly line of said 70.178 acre tract, a distance of 25.00 feet to the northeasterly corner thereof, being in the centerline of said Amrine-Wood Road

Thence North 84°53'10" East, with the centerline of Amrine Woods Blvd, and with the southerly line of a 80.00 acre (remainder) tract of land as conveyed to Jonathan N. Rausch and Deborah E. Rausch, of record in Official Record 1000, Page 571, a distance of 940.58 feet to the northeasterly corner of said 48.13 acre tract and an angle point in said centerline;

Thence North 85°43'26" East, continuing with said centerline and being the northerly line of said 50.709 acre tract, a distance of 2676.76 feet to a point in the centerline intersection of State Route 4 and Amrine-Wood Road and the westerly line of a 348.877 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001045;

Thence South 29°05'43" West, continuing with the centerline of State Route 4 and said westerly line, a distance of 648.40 feet to the northeasterly corner of a 3.80 acre tract of land as conveyed to Mike Gorman and Ann Gorman, of record in Instrument Number 202109160012369;

Thence with the perimeter of said 3.80 acre tract the following courses:

North 67°02'38" West, a distance of 442.36 feet to a corner thereof;

South 10°04'56" West, a distance of 523.26 feet to a corner thereof;

North 89°45'33" East, a distance of 308.97 feet to a corner thereof in the centerline of said State Route 4;

Thence South 29°05'43" West, with said centerline, a distance of 1419.52 feet to the southeasterly corner of a 5.00 acre tract of land as conveyed to Leo Bulb Berbee Bulb Company, Inc., of record in Deed Volume 278, Page 341;

Thence with the perimeter of said 5.00 acre tract the following courses:

North 62°46'50" West, a distance of 703.09 feet to a corner thereof;

South 28°54'43" West, a distance of 310.00 feet to a corner thereof;

Thence North 4°40'53" West, with said centerline of State Route 31, to a point in the existing City of Marysville corporation line of record in Resolution Number 21-178, and being the southwest corner of Amrine Meadows Section 1, Phase 1A of record in Plat Book 6, Page 153ABCD, a distance of 1252.87 feet to a point;

Thence North 84°53'47" East with said existing corporation line (Resolution No. 21-178), through the right of way of said State Route 31 and in part with the southerly line of said Amrine Meadows Section 1, Phase 1A, and in part with the southerly line of said Amrine Meadows Section 1, Phase 1B, a distance of 2016.56 feet to the **POINT OF BEGINNING** and containing 243.94 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a distance of 8463.87 feet contiguous with the existing City of Marysville Corporation line and a total perimeter of 19330.73 feet to be annexed. 43.78% of the perimeter length is contiguous to the City of Marysville Corporation line.

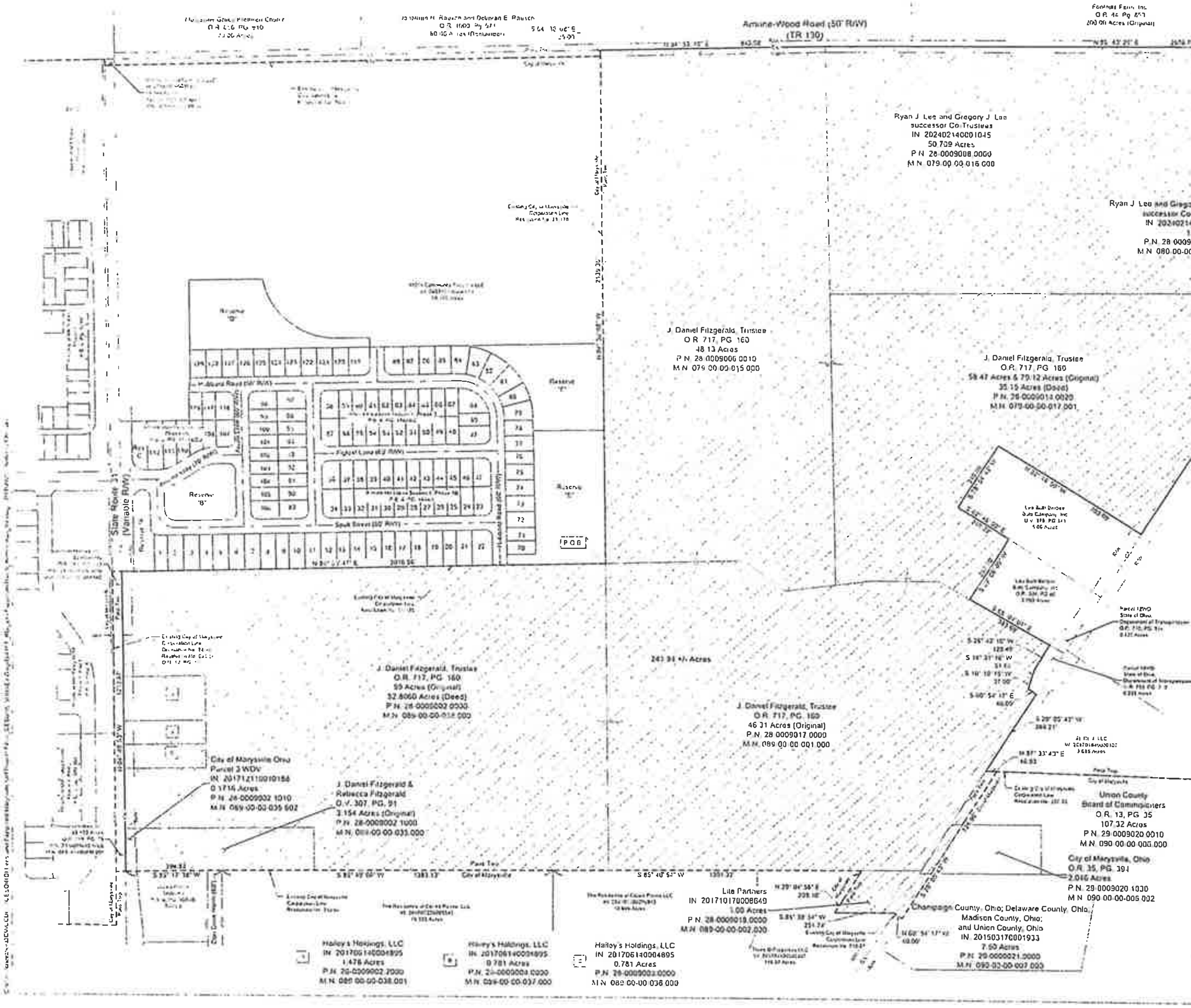


CESO, Inc.

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

Date:

FROM TOWNSHIP OF PARIS
TO CITY OF MARYSVILLE
SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS
VIRGINIA MILITARY SURVEY NO 5136, 5138, & 5392



NOTE:
THIS PETITION IS FILED AS AN EXPEDITED II ANNEXATION PROCEEDING UNDER SECTION 709.021 & 709.023 O.R.C.

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 19330.73± FT, OF WHICH 8463.87± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY RESOLUTION NUMBER 210-07, 21-178, AND GIVING 43.78% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 3577.31 LINEAL FEET OF TOWNSHIP ROADS
- 0 LINEAL FEET OF COUNTY ROADS
- 3182.08 LINEAL FEET OF STATE ROUTE 4
- 1252.87 LINEAL FEET OF STATE ROUTE 31

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

LEGEND

- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS TOWNSHIP

1/29/25

MATTHEW J. ACKROYD, OHIO PS NO 8937 — DATE
mail ackroyd@cesoinc.com

CESO

Annexation
State of Ohio, County of Union, Township of Paris,
Virginia Military Survey No. 5136, 5138, & 5392

Project Number:	764437
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	2/17/2025
Issue:	N/A

Drawing Title:

1

B

EXHIBIT C - ADJACENT PROPERTY OWNERS

1. Parcel No. 29-0009005.0000
   18530 St. Rte. 31
   MGM Community Services LLC
   475 S. Metro Place
   Dublin, OH 43017

2. Parcel No. 28-0004004.0000
   19118 St. Rte. 31
   Jonathan & Deborah Rausch
   19170 St. Rte. 31
   Marysville, OH 43040

3. Parcel No. 28-0004005.0000
   Amrine Wood Road
   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
   Marysville, OH 43040

4. Parcel No. 28-0004006.1000
   Foothills Farm Inc.
   19055 St. Rt. 4
   Marysville, OH 43040

5. Parcel No. 28-0009011.000
   18645 St. Rt. 4
   Mike & Ann Gorman
   13045 Weaver Road
   Marysville, OH 43040

6. Parcel No. 28-0009026.0000
   St. Rt. 4
   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
   Marysville, OH 43040

7. Parcel No. 28-0009015.0000, 28-0009014.0010
   Berbee Leo Bulb Co. Inc.
   Dutch Mill Greenhouse
   18443 St. Rt. 4

Marysville, OH 43040

8. Parcel No. 28-0009022.0000
18250 St. Rte. 4
ST RT 4 LLC
500 Fairwood Drive
Marysville, OH 43040

9. Parcel No. 29-0009020.0010
Union Co. Board of Commissioners
18200 St. Rt. 4
Marysville, OH 43040

10. Parcel No. 29-0009020.1030
City of Marysville
18148 St. Rt. 4
Marysville, OH 43040

11. Parcel No. 29-0009021.000
Champaign County, Delaware County, Madison County, and Union County
COYC
18100 St. Rt. 4
Marysville, OH 43040

12. Parcel No. 28-0009018.0000
18105 St. Rt. 4
Lite Partners
123 W. Fifth St.
Marysville, OH 43040

13. Parcel No. 29-0009001.5000, 29-0009001.5070
Cooks Blvd.
Three D Properties LLC
125 W. Fifth St.
Marysville, OH 43040

14. Parcel No. 29-0009005.1000
St. Rt. 31
Pulte Homes of Ohio LLC
475 S. Metro Place
Dublin, OH 43017

15. Parcel No. 29-0009001.5030, 29-0009001.5050
The Residences at Cooks Pointe LLC
1805 Mill Pointe Road
Marysville, OH 43040

16. Parcel No. 29-0025004.1440, 29-0025004.2710
Triple Crown Way
Mill Valley North Association
P. O. Box 26366
Charlotte, NC 28221

17. Parcel No. 29-0025004.1040
406 Clydesdale Way
Pahl & Gabriela Graham
1050 Woodward Avenue
Detroit, MI 48226

18. Parcel No. 29-0025004.1090
Edward & Nesha Malek
282 Triple Crown Way
Marysville, OH 43040

19. Parcel No. 29-0025004.1030
302 Triple Crown Way
AH4R Properties Two LLC
23975 Park Sorrento
Calabasas, CA 91302

20. Parcel No. 29-0025004.2620
Zachary & Lindsay Grant
312 Triple Crown Way
Marysville, OH 43040

21. Parcel No. 29-0025004.2610
Arnold & Loretta Soloff
322 Triple Crown Way
Marysville, OH 43040

22. Parcel No. 29-0025004.2600
332 Triple Crown Way

Thomas & Amy Thomas
P. O. Box 202028
Florence, SC 29502

23. Parcel No. 29-0025004.2590
Cyndi Jones
342 Triple Crown Way
Marysville, OH 43040

24. Parcel No. 29-0025004.2580
Robert & Mariah Mayfield
352 Triple Crown Way
Marysville, OH 43040

25. Parcel No. 29-0025004.2570
Mary Jo & Paul Lautier
362 Triple Crown Way
Marysville, OH 43040

26. Parcel No. 29-0025004.2560
Michael Gubiotti & Stephanie Hoskins
372 Triple Crown Way
Marysville, OH 43040

27. Parcel No. 29-0025004.2550
Bradley Gullett
382 Triple Crown Way
Marysville, OH 43040

painter & associates
ATTORNEYS AT LAW llc

NATHAN D. PAINTER • REBECCA MUNCY BROOKS, OF COUNSEL • KYLE LINDENBAUM, OF COUNSEL • THOMAS E. HART, OF COUNSEL

March 3, 2025

BY CERTIFIED MAIL RETURN RECEIPT REQUESTED

Union County Commissioners
233 W. Sixth Street.
Marysville, OH 43040

Re Type 2 Annexation Petition, ORC §709.023, 243.94+/- acres, St Rts. 4 and 34 and Amrie Wood Rd, from Paris Township

Dear Clerk:

Enclosed is our Affidavit of Service of Annexation Petition on Paris Township and the City of Marysville, and the adjacent property owners listed in the Annexation Petition filed with your office on February 14, 2025 and an Amended Petition filed on February 20, 2025.

Please let me know if you need anything further to complete your file for the Commissioners' upcoming hearing on this matter. Thank you.

Sincerely,

Lizabeth A. Russell-Pickard
Paralegal

Enclosures

RECEIVED
MAR - 6 2025
By

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN, ss.

Now comes Thomas L. Hart, being of lawful age and being first duly sworn and cautioned, hereby states the following:

1. My name is Thomas L. Hart, and I have personal knowledge of the facts presented in this Affidavit.

2. I am the agent for the annexation petition that was filed with the Union County Commissioners on February 14, 2025 on behalf of the property owners.

3. On February 18, 2025, I mailed a copy of the annexation petition filed with the Union County Commissioners to Paris Township and the City of Marysville by certified mail return receipt requested, and copies of the signed receipts are attached.

4. On February 18, 2025, I mailed a notice of the filing of the annexation petition and a full and complete copy of the annexation petition and attachments by regular mail to all landowners in the annexation area and adjacent landowners, which included those on the attached Exhibit.

5. On February 20, 2025, I filed an AMENDED Annexation Petition with the Union County Commissioners, on behalf of the property owners.

6. On February 24, 2025, I mailed a copy of the AMENDED Annexation Petition to Paris Township and the City of Marysville by certified mail return receipt requested, and copies of the signed receipts are attached.

7. On February 24, 2025, I mailed a notice of the filing of the AMENDED Annexation Petition with a full and complete copy and attachments by regular mail to all landowners in the annexation area and adjacent landowners, including those on the attached Exhibit.

FURTHER AFFIANT SAYETH NOT.

THOMAS L. HART

STATE OF OHIO
COUNTY OF FRANKLIN, ss.

Thomas L. Hart appeared before me this 3 day of ~~February~~ march, 2025, who is known to me or satisfactorily proven to be the same, and signed the statements made in the foregoing Affidavit as being true to the best of his knowledge and belief.

Notary Public

NOTARIAL SEAL
STATE OF OHIO

LIZABETH A RUSSELL-PICKARD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
05-19-2027
Recorded in
Franklin County

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Marysville
209 S. Main St.
Marysville OH 43040

9590 9402 9264 4295 7383 79

2. Article Number (Transfer from service label)

9589 0710 5270 1673 4616 69

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Nicole K Lahmers ☐ Agent ☐ Addressee

B. Received by (Printed Name) Nicole K Lahmers | C. Date of Delivery 2/25/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

RDI - Fitzgerald

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Marysville,
209 S. Main St
Marysville OH 43040

9590 9402 9040 4122 2014 81

2. Article Number (Transfer from service label)

9589 0710 5270 0453 0274 46

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Nicole K Lahmers ☐ Agent ☐ Addressee

B. Received by (Printed Name) Nicole K Lahmers | C. Date of Delivery 2/19/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

RDI - Fitzgerald

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paris Township Trustees
7164 N. Main St,
Marysville, OH 43040

9590 9402 9040 4122 2014 98

2. Article Number

9589 0710 5270 0453 0274 39

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Ryan J. Lee ☐ Agent ☐ Addressee

B. Received by (Printed Name) Ryan J. Lee | C. Date of Delivery 2/19/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

EXHIBIT C - ADJACENT PROPERTY OWNERS

1. Parcel No. 29-0009005.0000
   18530 St. Rte. 31
   MGM Community Services LLC
   475 S. Metro Place
   Dublin, OH 43017

2. Parcel No. 28-0004004.0000
   19118 St. Rte. 31
   Jonathan & Deborah Rausch
   19170 St. Rte. 31
   Marysville, OH 43040

3. Parcel No. 28-0004005.0000
   Amrine Wood Road
   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
   Marysville, OH 43040

4. Parcel No. 28-0004006.1000
   Foothills Farm Inc.
   19055 St. Rt. 4
   Marysville, OH 43040

5. Parcel No. 28-0009011.000
   18645 St. Rt. 4
   Mike & Ann Gorman
   13045 Weaver Road
   Marysville, OH 43040

6. Parcel No. 28-0009026.0000
   St. Rt. 4
   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
   Marysville, OH 43040

7. Parcel No. 28-0009015.0000, 28-0009014.0010
   Berbee Leo Bulb Co. Inc.
   Dutch Mill Greenhouse
   18443 St. Rt. 4

Marysville, OH 43040

8. Parcel No. 28-0009022.0000
18250 St. Rte. 4
ST RT 4 LLC
500 Fairwood Drive
Marysville, OH 43040

9. Parcel No. 29-0009020.0010
Union Co. Board of Commissioners
18200 St. Rt. 4
Marysville, OH 43040

10. Parcel No. 29-0009020.1030
City of Marysville
18148 St. Rt. 4
Marysville, OH 43040

11. Parcel No. 29-0009021.000
Champaign County, Delaware County, Madison County, and Union County
COYC
18100 St. Rt. 4
Marysville, OH 43040

12. Parcel No. 28-0009018.0000
18105 St. Rt. 4
Lite Partners
123 W. Fifth St.
Marysville, OH 43040

13. Parcel No. 29-0009001.5000, 29-0009001.5070
Cooks Blvd.
Three D Properties LLC
125 W. Fifth St.
Marysville, OH 43040

14. Parcel No. 29-0009005.1000
St. Rt. 31
Pulte Homes of Ohio LLC
475 S. Metro Place
Dublin, OH 43017

15. Parcel No. 29-0009001.5030, 29-0009001.5050
The Residences at Cooks Pointe LLC
1805 Mill Pointe Road
Marysville, OH 43040

16. Parcel No. 29-0025004.1440, 29-0025004.2710
Triple Crown Way
Mill Valley North Association
P. O. Box 26366
Charlotte, NC 28221

17. Parcel No. 29-0025004.1040
406 Clydesdale Way
Pahl & Gabriela Graham
1050 Woodward Avenue
Detroit, MI 48226

18. Parcel No. 29-0025004.1090
Edward & Nesha Malek
282 Triple Crown Way
Marysville, OH 43040

19. Parcel No. 29-0025004.1030
302 Triple Crown Way
AH4R Properties Two LLC
23975 Park Sorrento
Calabasas, CA 91302

20. Parcel No. 29-0025004.2620
Zachary & Lindsay Grant
312 Triple Crown Way
Marysville, OH 43040

21. Parcel No. 29-0025004.2610
Arnold & Loretta Soloff
322 Triple Crown Way
Marysville, OH 43040

22. Parcel No. 29-0025004.2600
332 Triple Crown Way

Thomas & Amy Thomas
P. O. Box 202028
Florence, SC 29502

23. Parcel No. 29-0025004.2590
Cyndi Jones
342 Triple Crown Way
Marysville, OH 43040

24. Parcel No. 29-0025004.2580
Robert & Mariah Mayfield
352 Triple Crown Way
Marysville, OH 43040

25. Parcel No. 29-0025004.2570
Mary Jo & Paul Lautier
362 Triple Crown Way
Marysville, OH 43040

26. Parcel No. 29-0025004.2560
Michael Gubiotti & Stephanie Hoskins
372 Triple Crown Way
Marysville, OH 43040

27. Parcel No. 29-0025004.2550
Bradley Gullett
382 Triple Crown Way
Marysville, OH 43040

CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL

Melissa Brandfoot 02/26/25

Terry Emery

RESOLUTION 004-2025

TO AUTHORIZE THE SERVICES THAT THE CITY OF MARYSVILLE WILL PROVIDE SHOULD THE +/- 243.94 ACRES LOCATED IN PARIS TOWNSHIP, UNION COUNTY, OHIO, CONTIGUOUS TO THE CITY OF MARYSVILLE, BE ANNEXED INTO THE CITY, AND TO PROVIDE FOR BUFFER REQUIREMENTS

WHEREAS, On February 14, 2025 pursuant to Ohio Revised Code Section 709.023, the property owners seeking annexation of +/- 243.94 acres of real property in Paris Township, Union County, Ohio, which is contiguous to the City of Marysville along 43.78% of its perimeter, filed with the Board of County Commissioners of Union County, Ohio, an Expedited Type II Petition for Annexation of their property to the City of Marysville, a copy of which is attached and incorporated herein as Exhibit A; and

WHEREAS, on February 14, 2025 said Petition was delivered to the City of Marysville from the Board of County Commissioners of Union County, Ohio; and

WHEREAS, Ohio Revised Code Section 709.023 (C) provides that within twenty days after the date that the petition is filed, the municipal corporation to which annexation is sought, shall adopt a resolution stating what services the municipal corporation will provide to the territory seeking annexation and an approximate date by which it will provide those services; and

WHEREAS, the Ohio Revised Code Section 709.023 (C) also provides that within that same twenty day period, the municipal corporation shall adopt an ordinance or resolution stating that, if the territory is annexed and becomes subject to zoning by the municipal corporation and that if the municipality's zoning allows uses in the annexed territory that the municipal corporation determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining in the township from which the territory was annexed, the municipal corporation shall require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land now remaining within the township; now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. In the event that the proposed +/- 243.94 acres (the "Property") is annexed to the City of Marysville, Ohio, the City will provide to the Property the full range of municipal services available to the residents of, and to the property within, the City of Marysville, including but not limited to police, fire and EMS protection, sanitary sewers, water lines, storm sewers, public roadway, refuse collection, all of which can be provided immediately upon the effective date of the annexation as provided by law. Should it be determined that as a result of the annexation,

the boundary line between the township and the City divides or segments a street or highway so as to create a road maintenance problem, the City, as a condition of the annexation, shall assume the maintenance of that street or highway or otherwise correct the problem.

SECTION II. If the Property is annexed and becomes subject to the City of Marysville zoning, and the City zoning allows uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under applicable county or township zoning regulations in effect at the time of the filing of the petition on the land adjacent to the annexed territory remaining in the unincorporated area of Paris Township, then the City of Marysville will require the owner or owners of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining with Paris Township.

SECTION III. The Clerk of Council is hereby directed to forward and file certified copies of this Resolution with the Union County Board of County Commissioners and to send a copy to the Agent for the Petitioners for annexation within twenty days following the date that the petition was filed.

SECTION IV. This Resolution is effective upon its adoption.

One Reading Only: February 24, 2025

PRESIDENT OF COUNCIL

Passed: February 24, 2025

APPROVED AS TO FORM:

LAW DIRECTOR

ATTEST:

CLERK OF COUNCIL

EXHIBIT A

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023) TO THE CITY OF MARYSVILLE OF 243.94+/- ACRES, MORE OF LESS, FROM PARIS TOWNSHIP

TO THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, OHIO

The undersigned, petitioner in the premises, and being the SOLE OWNERS OF REAL ESTATE in the territory described, consisting of 243.94 acres, more or less, with a total length of the annexation perimeter of 19,330.73 +/- feet, more or less, in the Township of Paris, which area is contiguous along 8,463.87 feet, or 43.78% is contiguous to the City of Marysville, do hereby pray that said territory be annexed to the City of Marysville, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by the annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibits "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that they are the SOLE OWNERS OF THE REAL ESTATE within the territory so prayed to be annexed

Thomas L. Hart, whose address is Painter & Associates, LLC, 5029 Cemetery Road, Hilliard, OH 43026, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the UNION County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

RECEIVED
FEB 14 2025
By

RECEIVED
FEB 14 2025
CITY OF
MARYSVILLE

J. Daniel Fitzgerald, Trustee
21944 Boord Road
Marysville, OH 43040

By: J Daniel Fitzgerald

J DANIEL FITZGERALD 1/31/25
Print Name Date

J Daniel Fitzgerald 1/31/25
J. Daniel Fitzgerald Date

Rebecca Fitzgerald 1-31-25
Rebecca Fitzgerald Date
21944 Boord Road
Marysville, OH 43040

HAILEY'S HOLDINGS LLC
6169 Plain City -Georgesville Road
Plain City, OH 43064

By:

JOSEPH CHAPMAN 2-4-25
Print Name Date

2/4/25
Ryan J. Lee, Date
Suc. Co-Trustee

2/4/25
Gregory Lee, Date
Suc. Co-Trustee
17421 Waldo Road
Marysville, OH 43040

LITE PARTNERS, an Ohio general partnership
123 W. Fifth Street
Marysville, OH 43040

By: _____

Dean E. Cook 12-4-25
Print Name Date

Monarch Land Company LLC
6689 Dublin Center Drive
Dublin, OH 43017

By: _____

MATT STAVROFF 12-4-2024
Print Name Date

City of Marysville
125 E. Sixth Street
Marysville, OH 43040

By: _____

TERRY EMERY 12/4/25
Print Name Date

EXHIBITS

Exhibit A - Legal Description of Proposed Annexation

Exhibit B - Plat Survey of Proposed Annexation

Exhibit C - Adjacent Property Owners to Proposed Annexation

LEGAL DESCRIPTION

Description of 243.94 ACRES +/- TO BE ANNEXED FROM PARIS TOWNSHIP TO CITY OF MARYSVILLE

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Numbers 5136, 5138, 5392 and being all of that 48.13 acre tract, 35.15 acre tract, 46.31 acre tract and that 52.8060 acre tract, as conveyed to J. Daniel Fitzgerald, Trustee, of record in Official Record 717, Page 160, being all of that 50.709 acre tract and that 1.22 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, successor Co-Trustees, of record in Instrument Number 202402140001045, being all of a 0.1716 acre tract of land as conveyed to City of Marysville Ohio, of record in Instrument Number 201712110010188, being all of that 3.154 acre tract of land as conveyed to J. Daniel Fitzgerald and Rebecca Fitzgerald, of record in Deed Volume 307, Page 91, being all of the 0.781, 0.781 and 1.478 acre tracts of land as conveyed to Hailey's Holdings, LLC, of record in Instrument Number 201706140004895, being all of the 1.00 acre tract of land as conveyed to Lite Partners, of record in Instrument Number 201710170008649, being part of a 7.50 acre tract of land as conveyed to Champaign County, Ohio; Delaware County, Ohio; Madison County, Ohio; and Union County, Ohio, of record in Instrument Number 201503170001933, being part of a 2.046 acre tract of land as conveyed to City of Marysville, Ohio, of record in Official Record 35, Page 394, being part of a 107.32 acre tract of land as conveyed to Union County Board of Commissioners, of record in Official Record 13, Page 35, all deed reference refer to the records of the Recorder's Office Union County, Ohio, and described as follows:

BEGINNING at the southeasterly corner of Reserve "E" of a plat entitled "Amrine Meadows Section 1, Phase 1B", of record in Plat Book 6, Page 164AB, and being a southeasterly corner of the existing City of Marysville corporation line, of record in Resolution Number 21-178;

Thence North 4°36'08" West, with the easterly line of said "Amrine Meadows Section 1, Phase 1B", with the easterly line of a plat entitled "Amrine Meadows Section 1, Phase 2", of record in Plat Book 6, Page 198ABC, with the easterly line of a 70.178 acre tract of land as conveyed to MGM Community Services LLC, and with said existing City of Marysville corporation line, a distance of 2139.36 feet to a point in the southerly right of way line of Amrine-Wood Road (TR-130)(50 foot public right-of-way);

Thence North 4°36'08" West, continuing with the easterly line of said 70.178 acre tract, a distance of 25.00 feet to the northeasterly corner thereof, being in the centerline of said Amrine-Wood Road

Thence North 84°53'10" East, with the centerline of Amrine Woods Blvd, and with the southerly line of a 80.00 acre (remainder) tract of land as conveyed to Jonathan N. Rausch and Deborah E. Rausch, of record in Official Record 1000, Page 571, a distance of 940.58 feet to the northeasterly corner of said 48.13 acre tract and an angle point in said centerline;

Thence North 85°43'26" East, continuing with said centerline and being the northerly line of said 50.709 acre tract, a distance of 2676.76 feet to a point in the centerline intersection of State Route 4 and Amrine-Wood Road and the westerly line of a 348.877 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001045;

Thence South 29°05'43" West, continuing with the centerline of State Route 4 and said westerly line, a distance of 648.40 feet to the northeasterly corner of a 3.80 acre tract of land as conveyed to Mike Gorman and Ann Gorman, of record in Instrument Number 202109160012369;

Thence with the perimeter of said 3.80 acre tract the following courses:

North 67°02'38" West, a distance of 442.36 feet to a corner thereof;

South 10°04'56" West, a distance of 523.26 feet to a corner thereof;

North 89°45'33" East, a distance of 308.97 feet to a corner thereof in the centerline of said State Route 4;

Thence South 29°05'43" West, with said centerline, a distance of 1419.52 feet to the southeasterly corner of a 5.00 acre tract of land as conveyed to Leo Bulb Berbee Bulb Company, Inc., of record in Deed Volume 278, Page 341;

Thence with the perimeter of said 5.00 acre tract the following courses:

North 62°46'50" West, a distance of 703.09 feet to a corner thereof;

South 28°54'43" West, a distance of 310.00 feet to a corner thereof;

Thence North 4°40'53" West, with said centerline of State Route 31, to a point in the existing City of Marysville corporation line of record in Resolution Number 21-178, and being the southwest corner of Amrine Meadows Section 1, Phase 1A of record in Plat Book 6, Page 153ABCD, a distance of 1252.87 feet to a point;

Thence North 84°53'47" East with said existing corporation line (Resolution No. 21-178), through the right of way of said State Route 31 and in part with the southerly line of said Amrine Meadows Section 1, Phase 1A, and in part with the southerly line of said Amrine Meadows Section 1, Phase 1B, a distance of 2016.56 feet to the **POINT OF BEGINNING** and containing 243.94 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a distance of 8463.87 feet contiguous with the existing City of Marysville Corporation line and a total perimeter of 19330.73 feet to be annexed. 43.78% of the perimeter length is contiguous to the City of Marysville Corporation line.



CESO, Inc.

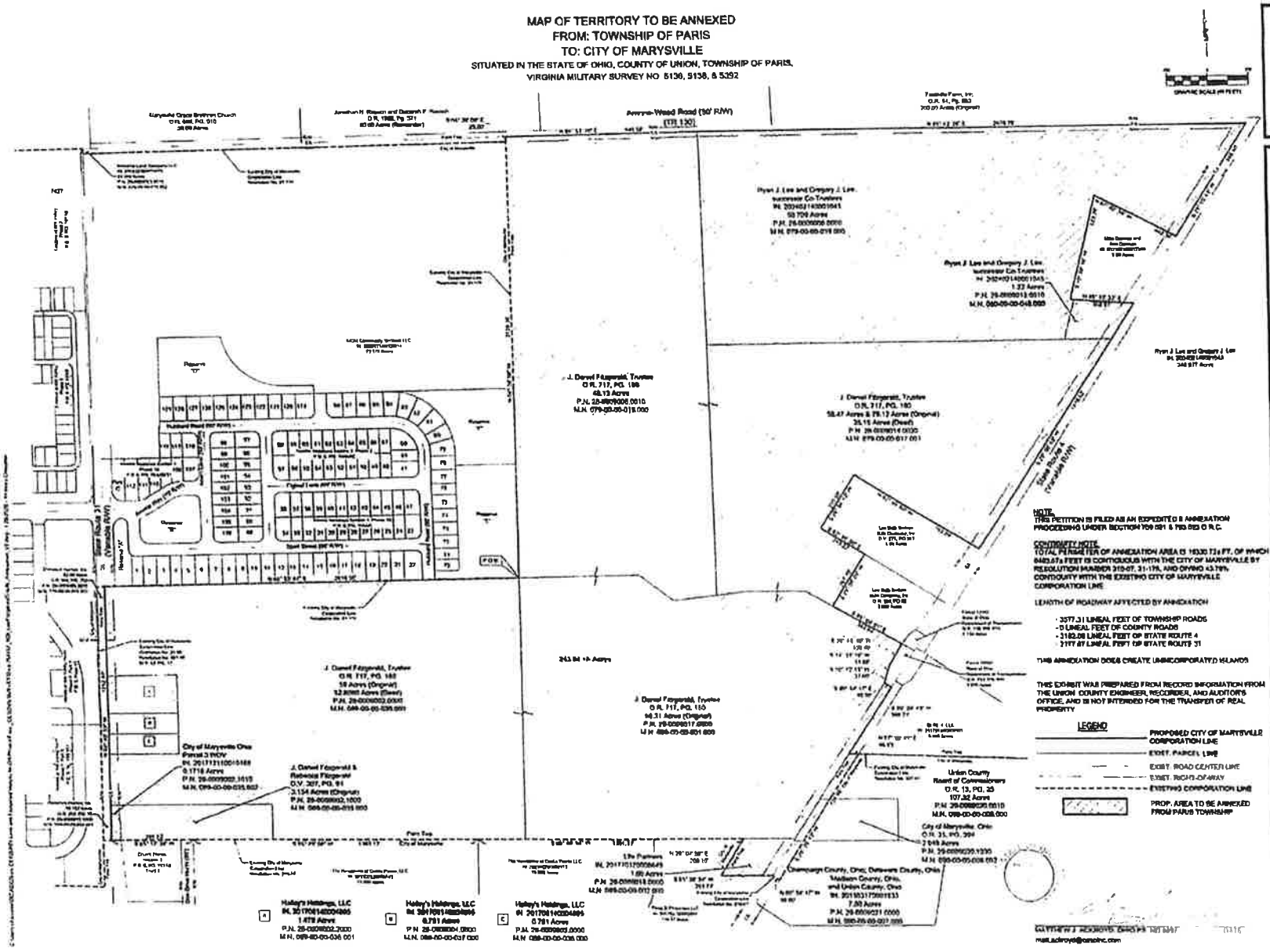
1/29/26

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

Date:

B

MAP OF TERRITORY TO BE ANNEXED
FROM: TOWNSHIP OF PARIS
TO: CITY OF MARYSVILLE
SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NO. 5136, 5138, & 5392



NOTE:
THIS PETITION IS FILED AS AN EXPEDITED 3 ANNEXATION PROCEEDING UNDER SECTION 709.021 & 709.023 O.R.C.

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 16330.73± FT. OF WHICH 6483.57± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY RESOLUTION NUMBER 312-07, 31.17%, AND OWNS 43.78% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE

LENGTH OF ROADWAY AFFECTED BY ANNEXATION

- 3577.31 LINEAL FEET OF TOWNSHIP ROADS
- 0 LINEAL FEET OF COUNTY ROADS
- 3182.08 LINEAL FEET OF STATE ROUTE 4
- 3177.87 LINEAL FEET OF STATE ROUTE 31

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

LEGEND

- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS TOWNSHIP

matt.ackroyd@cmsinc.com

Annexation
State of Ohio, County of Union, Township of Paris,
Virginia Military Survey No. 5136, 5138, & 5392

No.	Description	Date

0.1571 ±	
Project Number:	764487
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	1/29/2020
Issue:	N/A

Drawing Title:

1

EXHIBIT C - ADJACENT PROPERTY OWNERS

1. Parcel No. 29-0009005.0000
   18530 St. Rte. 31
   MGM Community Services LLC
   475 S. Metro Place
   Dublin, OH 43017

2. Parcel No. 28-0004004.0000
   19118 St. Rte. 31
   Jonathan & Deborah Rausch
   19170 St. Rte. 31
   Marysville, OH 43040

3. Parcel No. 28-0004005.0000
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   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
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4. Parcel No. 28-0004006.1000
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   19055 St. Rt. 4
   Marysville, OH 43040

5. Parcel No. 28-0009011.000
   18645 St. Rt. 4
   Mike & Ann Gorman
   13045 Weaver Road
   Marysville, OH 43040

6. Parcel No. 28-0009026.0000
   St. Rt. 4
   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
   Marysville, OH 43040

7. Parcel No. 28-0009015.0000, 28-0009014.0010
   Berbee Leo Bulb Co. Inc.
   Dutch Mill Greenhouse
   18443 St. Rt. 4

Marysville, OH 43040

8. Parcel No. 28-0009022.0000
18250 St. Rte. 4
ST RT 4 LLC
500 Fairwood Drive
Marysville, OH 43040

9. Parcel No. 29-0009020.0010
Union Co. Board of Commissioners
18200 St. Rt. 4
Marysville, OH 43040

10. Parcel No. 29-0009020.1030
City of Marysville
18148 St. Rt. 4
Marysville, OH 43040

11. Parcel No. 29-0009021.000
COYC
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Marysville, OH 43040

12. Parcel No. 28-0009018.0000
18105 St. Rt. 4
Lite Partners
123 W. Fifth St.
Marysville, OH 43040

13. Parcel No. 29-0009001.5000, 29-0009001.5070
Cooks Blvd.
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14. Parcel No. 29-0009005.1000
St. Rt. 31
Pulte Homes of Ohio LLC
475 S. Metro Place
Dublin, OH 43017

15. Parcel No. 29-0009001.5030, 29-0009001.5050
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Pahl & Gabriela Graham
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18. Parcel No. 29-0025004.1090
Edward & Nesha Malek
282 Triple Crown Way
Marysville, OH 43040

19. Parcel No. 29-0025004.1030
302 Triple Crown Way
AH4R Properties Two LLC
23975 Park Sorrento
Calabasas, CA 91302

20. Parcel No. 29-0025004.2620
Zachary & Lindsay Grant
312 Triple Crown Way
Marysville, OH 43040

21. Parcel No. 29-0025004.2610
Arnold & Loretta Soloff
322 Triple Crown Way
Marysville, OH 43040

22. Parcel No. 29-0025004.2600
332 Triple Crown Way
Thomas & Amy Thomas
P. O. Box 202028

Florence, SC 29502

23. Parcel No. 29-0025004.2590
Cyndi Jones
342 Triple Crown Way
Marysville, OH 43040

24. Parcel No. 29-0025004.2580
Robert & Mariah Mayfield
352 Triple Crown Way
Marysville, OH 43040

25. Parcel No. 29-0025004.2570
Mary Jo & Paul Lautier
362 Triple Crown Way
Marysville, OH 43040

26. Parcel No. 29-0025004.2560
Michael Gubiotti & Stephanie Hoskins
372 Triple Crown Way
Marysville, OH 43040

27. Parcel No. 29-0025004.2550
Bradley Gullett
382 Triple Crown Way
Marysville, OH 43040

CERTIFIED TO BE A TRUE & EXACT COPY OF ORIGINAL

McKenzie Proudfoot 02/26/25

McKenzie Proudfoot <mproudfoot@marysvilleohio.org>

Amended Annexation Petition and Plat, +/-243.94 acres State Rts. 4 and 31 and Amrine Wood Road

1 message

Tom Hart <tom@painterandassociates.com> Tue, Feb 25, 2025 at 12:23 PM
To: Tim Aslaner <taslaner@marysvilleohio.org>, McKenzie Proudfoot <mproudfoot@marysvilleohio.org>

Tim and McKenzie:

I have attached an amendment to the above referenced annexation petition filed with the county commissioners clerk. You will also receive your official copy required by statute via US Mail shortly. I am authorized by law (ORC 709.03, and In re Petition for Annexation of 368.08 Acres, More or Less, in Springfield Township (App. 4 Dist, 11-25-1997) 124 Ohio App. 3d 256 and 81 Ohio St. 3d 1501) to make amendments to the annexation petition as the petitioner's agent. This amendment does not impact our initial filing date or any action following that date by the City on the Services Resolution. It simply corrects the initial filing and a linear foot measurement discrepancy found by the county engineer's office. This amendment is allowed and we are allowed to "keep our place" on the calendar with the commissioners and City based on the initial filing because ORC 709.015 allows the commissioners to cure any procedural defect and requires substantial compliance as the standard for annexation filing procedures. Per case law in Ohio, procedural defects include "scrivener's errors" on annexation plats and legal descriptions. [Again See ORC 709.015 and Lawrence Twp. Bd. of Trustees v. Canal Fulton (Ohio App. 5 Dist., 12-22-2009) 185 Ohio App. 3d 267.]

Let me know if you have any questions. Thank you.

Tom

--
Thomas L. Hart
Attorney, Of Counsel
Painter and Associates

PLEASE NOTE OUR NEW ADDRESS BELOW

Tom Hart
Painter & Associates
5029 Cemetery Road
Hilliard, OH 43026
www.painterandassociates.com
Tom @painterandassociates.com

614.319.3306 (Office)
614-441-5174 (Cell)

RDI-FITZ Filed Amended Annex Petition.pdf
3701K

painter & associates
ATTORNEYS AT LAW LLC

February 20, 2025

Union County Commissioners
233 W. Sixth Street.
Marysville, OH 43040

Re AMENDED Type 2 Annexation Petition, ORC §709.023, 243.94 +/- ac., St. Rts. 4 and 31 and Amrine Wood Road, from Paris Township

Dear Clerk:

Enclosed is our **Amended** Type 2 Annexation Petition as described above, correcting a minor scrivener's error.

We originally filed this Annexation Petition on February 14, 2025. However, the County Engineer found a discrepancy on the Annexation Plat in a measurement of linear feet of roadway affected by the annexation.

In addition, there is a change in the name of one of the adjacent property owners listed on Exhibit C.

Otherwise, there are no changes to the Annexation Petition, itself, as originally filed.

Please let me know if you need anything further to complete your file for the Commissioners' upcoming hearing on this matter. Thank you.

Sincerely,

Thomas L. Hart
Attorney

Enclosures

RECEIVED
FEB 20 2025
By

AMENDMENT TO

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023) TO THE CITY OF MARYSVILLE OF 243.94+/- ACRES, MORE OF LESS, FROM PARIS TOWNSHIP

Original Annexation Petition filed 2/14/2025

TO THE BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, OHIO

The undersigned, petitioner in the premises, and being the SOLE OWNERS OF REAL ESTATE in the territory described, consisting of 243.94 acres, more or less, with a total length of the annexation perimeter of 19,330.73 +/- feet, more or less, in the Township of Paris, which area is contiguous along 8,463.87 feet, or 43.78% is contiguous to the City of Marysville, do hereby pray that said territory be annexed to the City of Marysville, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by the annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibits "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that they are the SOLE OWNERS OF THE REAL ESTATE within the territory so prayed to be annexed

Thomas L. Hart, whose address is Painter & Associates, LLC, 5029 Cemetery Road, Hilliard, OH 43026, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the UNION County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THE SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

RECEIVED
FEB 20 2025

J. Daniel Fitzgerald, Trustee
21944 Boord Road
Marysville, OH 43040

By: J Daniel Fitzgerald

J DANIEL FITZGERALD 1/31/25
Print Name Date

J Daniel Fitzgerald 1/31/25
J. Daniel Fitzgerald Date

Rebecca Fitzgerald 1-31-25
Rebecca Fitzgerald Date
21944 Boord Road
Marysville, OH 43040

HAILEY'S HOLDINGS LLC
6169 Plain City -Georgesville Road
Plain City, OH 43064

By:

JOSEPH CHAPMAN 2-4-25
Print Name Date

2/4/25
Ryan J. Lee, Date
Suc. Co-Trustee

2/4/25
Gregory Lee, Date
Suc. Co-Trustee
17421 Waldo Road
Marysville, OH 43040

LITE PARTNERS, an Ohio general partnership
123 W. Fifth Street
Marysville, OH 43040

By: _____

Dean E. Cook 12-4-25
Print Name Date

Monarch Land Company LLC
6689 Dublin Center Drive
Dublin, OH 43017

By: _____

MATT STAVROFF 12-4-2024
Print Name Date

City of Marysville
125 E. Sixth Street
Marysville, OH 43040

By: _____

TERRY EMERY 2/4/25
Print Name Date

LIST OF PROPERTY OWNERS AND PARCEL NUMBERS
OF 243.94 AC ANNEXATION FROM
PARIS TWP TO CITY OF MARYSVILLE

1. Parcel Nos. 28-0009008.0000 and 28-0009012.0010
   Map Nos. 079-00-00-016.000 and 080-00-00-048.000
   Ryan J. Lee and Gregory J. Lee, Suc. Trustees

2. Parcel Nos. 028-0009006.0010, 28-0009014.0020, 28-0009017.0000, and 28-0009002.0000
   Map Nos. 079-00-00-017.001, 079-00-00-015.000, 089-00-00-001.000, and 089-00-00-038.000
   J. Daniel Fitzgerald, Trustee

3. Parcel No. 28-0009002.1000
   Map No. 089-00-00-035.000
   J. Daniel & Rebecca Fitzgerald

4. Parcel Nos. 28-0009002.2000, 28-0009004.0000, and 28-0009003.0000
   Map Nos. 089-00-00-038.001, 089-00-00-037.000, and 089-00-00-036.000
   Hailey's Holdings, LLC

5. Parcel No.28-0009018.000
   Map No. 089-00-00-002.000
   Lite Partners

6. Parcel No. 28-0009002.1010
   Map No. 089-00-00-035.602
   City of Marysville

7. Parcel No. 28-0025003.0010
   Map No. 079-00-00-019.002
   Monarch Land Company LLC

RECEIVED
FEB 20 2025
By

EXHIBITS

Exhibit A - Legal Description of Proposed Annexation

Exhibit B - Plat Survey of Proposed Annexation

Exhibit C - Adjacent Property Owners to Proposed Annexation

LEGAL DESCRIPTION

Description of 243.94 ACRES +/- TO BE ANNEXED FROM PARIS TOWNSHIP TO CITY OF MARYSVILLE

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Numbers 5136, 5138, 5392 and being all of that 48.13 acre tract, 35.15 acre tract, 46.31 acre tract and that 52.8060 acre tract, as conveyed to J. Daniel Fitzgerald, Trustee, of record in Official Record 717, Page 160, being all of that 50.709 acre tract and that 1.22 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, successor Co-Trustees, of record in Instrument Number 202402140001045, being all of a 0.1716 acre tract of land as conveyed to City of Marysville Ohio, of record in Instrument Number 201712110010188, being all of that 3.154 acre tract of land as conveyed to J. Daniel Fitzgerald and Rebecca Fitzgerald, of record in Deed Volume 307, Page 91, being all of the 0.781, 0.781 and 1.478 acre tracts of land as conveyed to Hailey's Holdings, LLC, of record in Instrument Number 201706140004895, being all of the 1.00 acre tract of land as conveyed to Lite Partners, of record in Instrument Number 201710170008649, being part of a 7.50 acre tract of land as conveyed to Champaign County, Ohio; Delaware County, Ohio; Madison County, Ohio; and Union County, Ohio, of record in Instrument Number 201503170001933, being part of a 2.046 acre tract of land as conveyed to City of Marysville, Ohio, of record in Official Record 35, Page 394, being part of a 107.32 acre tract of land as conveyed to Union County Board of Commissioners, of record in Official Record 13, Page 35, all deed reference refer to the records of the Recorder's Office Union County, Ohio, and described as follows:

BEGINNING at the southeasterly corner of Reserve "E" of a plat entitled "Amrine Meadows Section 1, Phase 1B", of record in Plat Book 6, Page 164AB, and being a southeasterly corner of the existing City of Marysville corporation line, of record in Resolution Number 21-178;

Thence North 4°36'08" West, with the easterly line of said "Amrine Meadows Section 1, Phase 1B", with the easterly line of a plat entitled "Amrine Meadows Section 1, Phase 2", of record in Plat Book 6, Page 198ABC, with the easterly line of a 70.178 acre tract of land as conveyed to MGM Community Services LLC, and with said existing City of Marysville corporation line, a distance of 2139.36 feet to a point in the southerly right of way line of Amrine-Wood Road (TR-130)(50 foot public right-of-way);

Thence North 4°36'08" West, continuing with the easterly line of said 70.178 acre tract, a distance of 25.00 feet to the northeasterly corner thereof, being in the centerline of said Amrine-Wood Road

Thence North 84°53'10" East, with the centerline of Amrine Woods Blvd, and with the southerly line of a 80.00 acre (remainder) tract of land as conveyed to Jonathan N. Rausch and Deborah E. Rausch, of record in Official Record 1000, Page 571, a distance of 940.58 feet to the northeasterly corner of said 48.13 acre tract and an angle point in said centerline;

Thence North 85°43'26" East, continuing with said centerline and being the northerly line of said 50.709 acre tract, a distance of 2676.76 feet to a point in the centerline intersection of State Route 4 and Amrine-Wood Road and the westerly line of a 348.877 acre tract of land as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001045;

Thence South 29°05'43" West, continuing with the centerline of State Route 4 and said westerly line, a distance of 648.40 feet to the northeasterly corner of a 3.80 acre tract of land as conveyed to Mike Gorman and Ann Gorman, of record in Instrument Number 202109160012369;

Thence with the perimeter of said 3.80 acre tract the following courses:

North 67°02'38" West, a distance of 442.36 feet to a corner thereof;

South 10°04'56" West, a distance of 523.26 feet to a corner thereof;

North 89°45'33" East, a distance of 308.97 feet to a corner thereof in the centerline of said State Route 4;

Thence South 29°05'43" West, with said centerline, a distance of 1419.52 feet to the southeasterly corner of a 5.00 acre tract of land as conveyed to Leo Bulb Berbee Bulb Company, Inc., of record in Deed Volume 278, Page 341;

Thence with the perimeter of said 5.00 acre tract the following courses:

North 62°46'50" West, a distance of 703.09 feet to a corner thereof;

South 28°54'43" West, a distance of 310.00 feet to a corner thereof;

Thence North 4°40'53" West, with said centerline of State Route 31, to a point in the existing City of Marysville corporation line of record in Resolution Number 21-178, and being the southwest corner of Amrine Meadows Section 1, Phase 1A of record in Plat Book 6, Page 153ABCD, a distance of 1252.87 feet to a point;

Thence North 84°53'47" East with said existing corporation line (Resolution No. 21-178), through the right of way of said State Route 31 and in part with the southerly line of said Amrine Meadows Section 1, Phase 1A, and in part with the southerly line of said Amrine Meadows Section 1, Phase 1B, a distance of 2016.56 feet to the **POINT OF BEGINNING** and containing 243.94 acres of land, more or less.

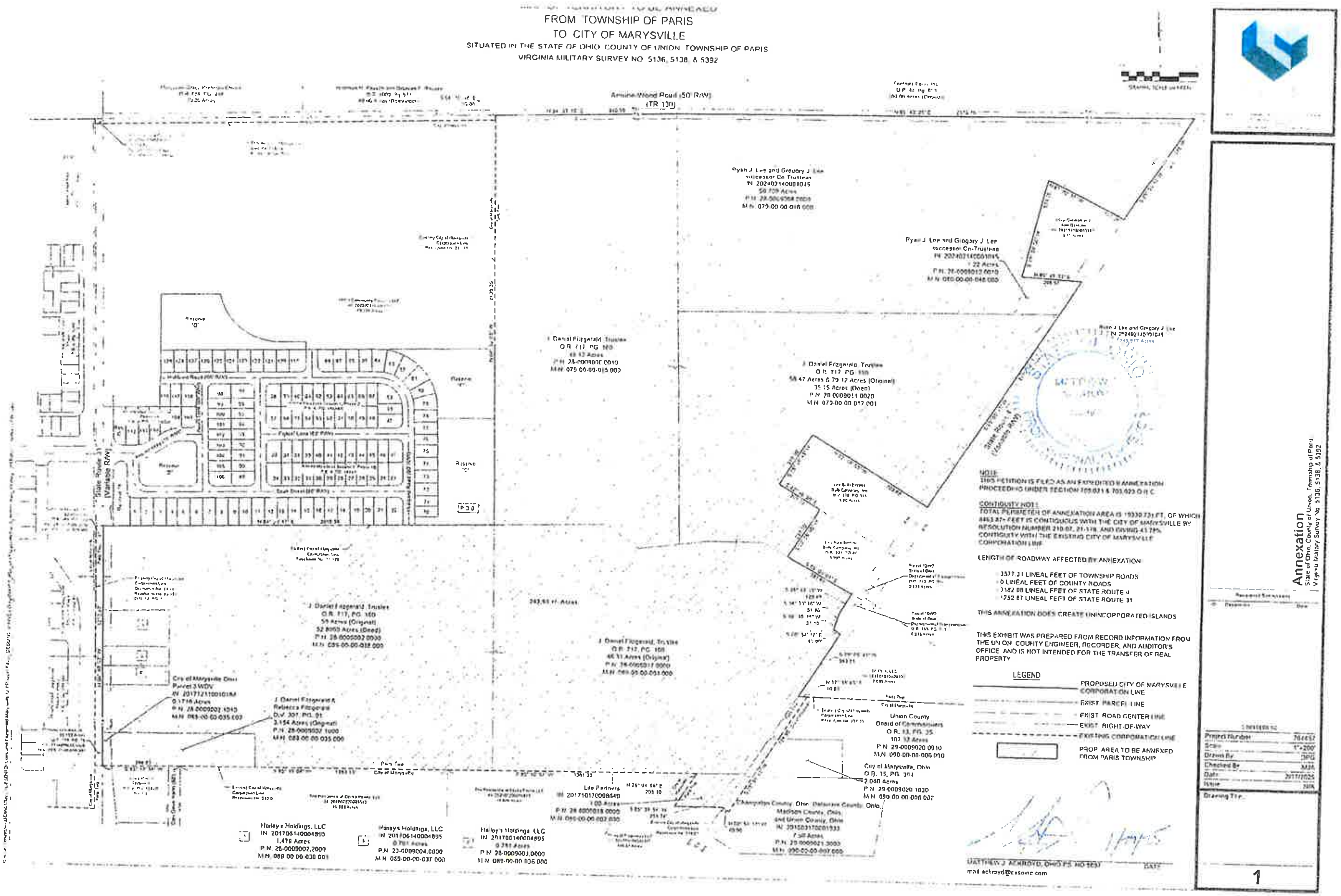
This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a distance of 8463.87 feet contiguous with the existing City of Marysville Corporation line and a total perimeter of 19330.73 feet to be annexed. 43.78% of the perimeter length is contiguous to the City of Marysville Corporation line.



CESO, Inc.

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

Date:


FROM TOWNSHIP OF PARIS
TO CITY OF MARYSVILLE
SITUATED IN THE STATE OF OHIO COUNTY OF UNION TOWNSHIP OF PARIS
VIRGINIA MILITARY SURVEY NO 5136, 5138, & 5392
Amrine-Wood Road (50' R/W) (TR 130)
State Route 31 (Variable R/W)
Ryan J. Lee and Gregory J. Lee Successor Co-Trustees
J. Daniel Fitzgerald, Trustee O.R. 717, PG. 100
243.55 +/- Acres
City of Marysville Ohio
Union County Board of Commissioners
Halley's Holdings, LLC
Lee Partners
NOTE:
THIS PETITION IS FILED AS AN EXPEDITED II ANNEXATION PROCEEDING UNDER SECTION 709.021 & 709.023 O.R.C.
CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 19330.72± FT, OF WHICH 8463.87± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY RESOLUTION NUMBER 210-07, 21-178, AND GIVING 43.78% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE
LENGTH OF ROADWAY AFFECTED BY ANNEXATION
3577.31 LINEAL FEET OF TOWNSHIP ROADS
0 LINEAL FEET OF COUNTY ROADS
3182.08 LINEAL FEET OF STATE ROUTE 4
1252.87 LINEAL FEET OF STATE ROUTE 31
THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS
THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY
LEGEND
PROPOSED CITY OF MARYSVILLE CORPORATION LINE
EXIST. PARCEL LINE
EXIST. ROAD CENTER LINE
EXIST. RIGHT-OF-WAY
EXISTING CORPORATION LINE
PROP. AREA TO BE ANNEXED FROM PARIS TOWNSHIP
MATTHEW J. ACKROYD, OHIO P.S. NO 8697
mail ackroyd@essoinc.com
Annexation
State of Ohio, County of Union, Township of Paris
Virginia Military Survey No. 5136, 5138, & 5392
Project Number
Scale 1"=200'
Drawn By DPG
Checked By MJA
Drawing File
1

B

EXHIBIT C - ADJACENT PROPERTY OWNERS

1. Parcel No. 29-0009005.0000
   18530 St. Rte. 31
   MGM Community Services LLC
   475 S. Metro Place
   Dublin, OH 43017

2. Parcel No. 28-0004004.0000
   19118 St. Rte. 31
   Jonathan & Deborah Rausch
   19170 St. Rte. 31
   Marysville, OH 43040

3. Parcel No. 28-0004005.0000
   Amrine Wood Road
   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
   Marysville, OH 43040

4. Parcel No. 28-0004006.1000
   Foothills Farm Inc.
   19055 St. Rt. 4
   Marysville, OH 43040

5. Parcel No. 28-0009011.000
   18645 St. Rt. 4
   Mike & Ann Gorman
   13045 Weaver Road
   Marysville, OH 43040

6. Parcel No. 28-0009026.0000
   St. Rt. 4
   Ryan Lee & Greg Lee, Suc. Tr.
   17421 Waldo Road
   Marysville, OH 43040

7. Parcel No. 28-0009015.0000, 28-0009014.0010
   Berbee Leo Bulb Co. Inc.
   Dutch Mill Greenhouse
   18443 St. Rt. 4

Marysville, OH 43040

8. Parcel No. 28-0009022.0000
18250 St. Rte. 4
ST RT 4 LLC
500 Fairwood Drive
Marysville, OH 43040

9. Parcel No. 29-0009020.0010
Union Co. Board of Commissioners
18200 St. Rt. 4
Marysville, OH 43040

10. Parcel No. 29-0009020.1030
City of Marysville
18148 St. Rt. 4
Marysville, OH 43040

11. Parcel No. 29-0009021.000
Champaign County, Delaware County, Madison County, and Union County
COYC
18100 St. Rt. 4
Marysville, OH 43040

12. Parcel No. 28-0009018.0000
18105 St. Rt. 4
Lite Partners
123 W. Fifth St.
Marysville, OH 43040

13. Parcel No. 29-0009001.5000, 29-0009001.5070
Cooks Blvd.
Three D Properties LLC
125 W. Fifth St.
Marysville, OH 43040

14. Parcel No. 29-0009005.1000
St. Rt. 31
Pulte Homes of Ohio LLC
475 S. Metro Place
Dublin, OH 43017

15. Parcel No. 29-0009001.5030, 29-0009001.5050
The Residences at Cooks Pointe LLC
1805 Mill Pointe Road
Marysville, OH 43040

16. Parcel No. 29-0025004.1440, 29-0025004.2710
Triple Crown Way
Mill Valley North Association
P. O. Box 26366
Charlotte, NC 28221

17. Parcel No. 29-0025004.1040
406 Clydesdale Way
Pahl & Gabriela Graham
1050 Woodward Avenue
Detroit, MI 48226

18. Parcel No. 29-0025004.1090
Edward & Nesha Malek
282 Triple Crown Way
Marysville, OH 43040

19. Parcel No. 29-0025004.1030
302 Triple Crown Way
AH4R Properties Two LLC
23975 Park Sorrento
Calabasas, CA 91302

20. Parcel No. 29-0025004.2620
Zachary & Lindsay Grant
312 Triple Crown Way
Marysville, OH 43040

21. Parcel No. 29-0025004.2610
Arnold & Loretta Soloff
322 Triple Crown Way
Marysville, OH 43040

22. Parcel No. 29-0025004.2600
332 Triple Crown Way

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P. O. Box 202028
Florence, SC 29502

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24. Parcel No. 29-0025004.2580
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26. Parcel No. 29-0025004.2560
Michael Gubiotti & Stephanie Hoskins
372 Triple Crown Way
Marysville, OH 43040

27. Parcel No. 29-0025004.2550
Bradley Gullett
382 Triple Crown Way
Marysville, OH 43040

County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937.645.3018
F 937.645.3161
www.unioncountyohio.gov/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937.645.3017
F 937.645.3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

MEMO

To: Board of Commissioners, Union County
From: Jeff Stauch, Union County Engineer
Date: March 10, 2025
RE: Annexation to Marysville from Paris Township (243.94 Acres)

The subject annexation petition, received on February 14, 2025, has been reviewed by our office. The attached letter dated March 10, 2025 references the pre-approval technical review for closure, acreage, and adjoining deed information.

The subsequent formal submission, was filed and reviewed under RC 709.021/RC 709.023, and is summarized as follows:

i. The legal description is accurate.
ii. The map/plat has been confirmed to be accurate.
iii. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all the owners of real estate in that territory.
iv. The proposed area to be annexed does not exceed 500 acres.
v. The proposed contiguity with Plain City exceeds the minimum perimeter of 5%.
vi. The proposed annexation will not create any unincorporated island areas.

The proposed annexation and anticipated future land uses may have a significant impact on the adjacent roadways, specifically Amrine Wood Road (Township Road). Amrine Wood Road may serve as an outlet for the development as currently presented. Our office has not had discussions to this point with either the City or the Developer regarding future road improvements, access points, etc. I would anticipate the need for substantial improvements to safely and properly serve future development buildout. As the planning for the future development moves forward, we will require the necessary Traffic Impact Studies and coordination with the City of Marysville and their development partners towards the funding of those improvements.

Attachment *Pre-approval Review*

County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.unioncountyohio.gov/engineer

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

***Public Service** with integrity*

Date: March 10, 2025

Kyle Hoyng, P.E.
City of Marysville
209 South Main Street
Marysville, Ohio 43040

Kyle,
The attached annexation plat and description of the 243.94 +/- acre tract being annexed into the City of Marysville have been reviewed for overall closure, and adjoining deed information. The results of this review are acceptable. Final review and approval will follow after formal submission to the County Commissioners and adoption by the City of Marysville.

If there are any questions feel free to contact us.

Sincerely,

Chris Clapsaddle
Mapping Manager
(937) 645-3121

cc: City of Marysville Planning and Zoning

CERTIFIED TO BE A TRUE & EXACT COPY OF ORIGINAL

Melissa Lemar

RESOLUTION NO. 25-097

A RESOLUTION GRANTING THE PETITION OF J. DANIEL FITZGERALD, TRUSTEE, J. DANIEL FITZGERALD AND REBECCA FITZGERALD, INDIVIDUALLY, HALEY'S HOLDINGS, LLC, RYAN J. LEE AND GREGORY LEE, SUCCESSOR CO-TRUSTEES, LITE PARTNERS, MONARCH LAND COMPANY, LLC, AND THE CITY OF MARYSVILLE FOR EXPEDITED TYPE 2 ANNEXATION OF 243.94 A. +/-FROM PARIS TOWNSHIP, UNION COUNTY, OHIO, INTO THE CITY OF MARYSVILLE, OHIO.

WHEREAS, J. Daniel Fitzgerald, Trustee, J. Daniel Fitzgerald and Rebecca Fitzgerald, individually, Haley's Holdings, LLC, Ryan J. Lee and Gregory Lee, Successor Co-Trustees, Lite Partners, Monarch Land Company, LLC, and the City of Marysville, Applicant(s), have presented a Petition by Owner of Real Estate for Annexation of certain land in Paris, Union County, Ohio, to the City of Marysville, Ohio, utilizing the special procedure of R.C. 709.023, known as an Expedited Type 2 annexation, which Petition included a plat and legal description of the area proposed to be annexed; and

WHEREAS, Applicants filed their Petition on February 14, 2025; and

WHEREAS, the Council of the City of Marysville approved Resolution 004-025 on February 24, 2025, which resolution addresses services the City of Marysville will provide should Petition for Annexation be approved and to provide for zoning buffer requirements, and submitted the same to the County on February 26, 2025; and

WHEREAS, Agent for the Applicant on March 6, 2025, filed his affidavit as to service of the Petition as required by R.C. 709.023(B); and

WHEREAS, the Union County Engineer has provided a memorandum regarding the Petition; and

WHEREAS, Neither Paris Township nor the City of Marysville has filed a written objection to the proposed annexation; and

WHEREAS, this Board has reviewed the Petition for Annexation with the supporting materials and based upon that review, FINDS that the Petition satisfies the conditions set out in R.C. §709.023(E).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, UNION COUNTY, OHIO, THAT:

Section 1. The Petition for Expedited Type 2 Annexation into the City of Marysville of 243.94 A., more or less, as legally described in Exhibit A and depicted in Exhibit B, each of which are attached and incorporated by reference, from Paris Township, Union County, Ohio, by J. Daniel Fitzgerald, Trustee, J. Daniel Fitzgerald and Rebecca Fitzgerald, individually, Haley's Holdings, LLC, Ryan J. Lee and Gregory Lee, Successor Co-Trustees, Lite Partners, Monarch Land Company, LLC, and the City of Marysville, is approved.

Section 2. This annexation having been considered under R.C. 709.023, the special statutory procedure as an Expedited Type 2 annexation, unless otherwise provided in an annexation agreement entered into under section 709.192 of the Revised Code or in a cooperative economic development agreement entered into under section 701.07 of the Revised Code, the

territory so annexed, as legally described in Exhibit A and depicted in Exhibit B, shall not at any time be excluded from the township under section 503.07 of the Revised Code and, thus, remains subject to the township's real property taxes.

Section 3. The Clerk of the Board is directed to send a certified copy of this Resolution to the Agent for the Petitioners, the Clerk of the City of Marysville, the Fiscal Officer of Paris Township, and the Union County Auditor. The Clerk shall also deliver a certified copy of the entire record of these annexation proceedings, including all resolutions of this Board, signed by a majority of the members of the Board, the petition, map, and all other papers on file, to the clerk of the City of Marysville, the municipal corporation to which annexation is proposed.

Section 4. The Board finds and determines that all of its formal actions concerning and relating to adopting this Resolution occurred in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Revised Code §121.22.

Steve Robinson introduced this resolution and moved its passage; Tom McCarthy seconded the motion; and after discussion, the chair called a roll call vote, and the results were:

Steve Robinson	(Yes)	No
Tom McCarthy	(Yes)	No
Dave Lawrence	Yes	No

Passed: March 12, 2025

ATTEST: Mallory Lehman
Mallory Lehman, Clerk

BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO

Steve Robinson

Thomas A. McCarthy

absent
David A. Lawrence

Approved as to Form:

Thayne D. Gray March 12, 2025
Assistant Prosecuting Attorney

ORDINANCE _____

TO APPROVE AMENDMENTS TO THE AGREEMENT TO CREATE THE MARYSVILLE-JEROME TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT, AUTHORIZING THE INCLUSION OF CERTAIN ADDITIONAL PROPERTY WITHIN SAID DISTRICT, KNOWN AS THE KIA EXPANSION AMENDMENT

WHEREAS, Ohio Revised Code Chapter 715 (the "Act") empowers certain political subdivisions to form joint economic development districts to share in the costs of improvements for economic development purposes; and

WHEREAS, pursuant to the Act and Ordinance No. 035-2022, passed by the City Council (the "Council") on June 13, 2022, the City of Marysville, Union County, Ohio (the "City") is party to the Marysville-Jerome Township Joint Economic Development District Agreement dated August 8, 2022 (the "Agreement") by and between the City and Jerome Township, Union County, Ohio (the "Township"), which Agreement creates and provides for the operation of a joint economic development district (the "District") known as the Marysville-Jerome Township Joint Economic Development District which is attached and incorporated herein as Exhibit A; and

WHEREAS, pursuant to Ohio Revised Section 715.72(L), the Township and the City now desire to amend the Agreement to add certain additional real property, Coughlin Investments, LTD / Coughlin Kia & Commercial Outlots Expansion, identified by the County Auditor of Union County, Ohio, by Permanent Parcel Number 1700310390030 ("the Kia Amendment") to the territory of the District, a form of which is attached hereto as Exhibit B; and

WHEREAS, the City and the Township now desire to amend the Agreement to add the Kia Amendment to the territory of the District by approving the Kia Amendment (the "Kia Amendment"); and

WHEREAS, Kia desires to develop the Kia Amendment (Exhibit B), as the case may be, for commercial purposes (the "Project") at sites within the boundaries of the Township, provided that the appropriate economic development incentives are available to support the economic viability of such Projects; and

WHEREAS, pursuant to Ohio Revised Code Section 715.72, the City conducted a public hearing regarding the JEDD Amendments on May 27, 2025, with appropriate public notice, and made available for public examination all documents required by law for review as shown in Attachment A; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The Council approves the JEDD Amendments in substantially the forms attached to this Ordinance as Exhibits B and C, and authorizes the City Manager to sign the JEDD Amendments. The City Manager and the Clerk of Council are jointly authorized to execute and deliver any other agreements, documents or certificates, and take all other actions, necessary to accomplish the purposes of this Ordinance.

SECTION II. The Clerk of Council shall retain on file a copy of the JEDD Amendments and their exhibits, including (i) the depictions and identification of the parcel(s) constituting the Kia Additional Property; and (ii) Ohio Revised Code Section 715.72 as effective on the date of the executed JEDD Amendments.

SECTION III. This Council hereby finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in those formal actions occurred in meetings open to the public, in compliance with law, including Ohio Revised Code Section 121.22.

1st Reading: May 12, 2025

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

AMENDMENT TO CITY OF MARYSVILLE-JEROME TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT AGREEMENT

(Coughlin Investments, LTD / Coughlin Kia & Commercial Outlots Expansion)

This Amendment to City of Marysville-Jerome Township Joint Economic Development District Agreement (the "Amendment") is executed [___], 2025 (the "Effective Date") by and between the City of Marysville, Ohio (the "City"), and Jerome Township, Union County, Ohio, a township formed and existing under the laws of the State of Ohio, through its Board of Township Trustees (the "Township").

RECITALS:

A. Pursuant to Ohio Revised Code ("R.C.") Chapter 715, including particularly R.C. 715.72 of current law (the "JEDD Act"), the City and Township executed the City of Marysville-Jerome Township Joint Economic Development District Agreement (the "Original JEDD Contract") effective August 8, 2022. A copy of the Original JEDD Contract is attached hereto as Exhibit A and incorporated herein by this reference. The Original JEDD Contract established the City of Marysville-Jerome Township Joint Economic Development District, as amended and expanded to date (referred to herein as "JEDD," or the "District").

B. The JEDD originally encompassed a portion of the Township (as the same has been amended and expanded from time to time, the "Original JEDD Area").

C. Pursuant to the Original JEDD Contract, the Board of Directors for the JEDD (the "JEDD Board") currently imposes a 1.50% tax on income withheld from employees working within the Original JEDD Area and on net business profits from operations within the Original JEDD Area.

D. Coughlin Investments, LTD has acquired or plans to acquire and desires to develop real property for commercial purposes (the "Project" or "Project Area") at a site within the boundaries of the Township (the "Coughlin Investments, LTD Additional Property," which is further described on the attached Exhibit B and incorporated herein by this reference), provided that the appropriate economic development incentives are available to support the economic viability of the Project. The Coughlin Investments, LTD Additional Property is located outside of the Original JEDD Area. The Original JEDD Area and the Coughlin Investments, LTD Additional Property are referred to collectively herein as the "Expanded JEDD Area."

E. The City, Township, and Coughlin Investments, LTD desire to facilitate the addition of the Coughlin Investments, LTD Additional Property to the Original JEDD Area.

F. Ohio Revised Code Section 715.72(L) and Section 5 of the Original JEDD Contract authorize the amendment of the Original JEDD Contract upon certain conditions stated therein for the purposes of adding territory to the Original JEDD Area.

G. The City and Township have complied with all procedures of the JEDD Act related to the addition of the Coughlin Investments, LTD Additional Property to the Original JEDD Area, including the public hearing and notice requirements of R.C. Section 715.72(L)(2).

H. As required by R.C. Sections 715.72(L)(3), Coughlin Investments, LTD has submitted or caused to be submitted, and the Township and the City have received the required property owner and business owner petitions (if any) (the "Petitions") necessary to add the Coughlin Investments, LTD Additional Property to the Original JEDD Area.

I. Attached as Exhibit C pursuant to R.C. Section 715.72(F)(3) is an updated economic development plan for the JEDD, which includes the requisite information relating to infrastructure and services for the Expanded JEDD Area under R.C. Section 715(F)(8).

J. Pursuant to Ordinance No. _____ , passed _____, 2025, the City Council of the City has approved the execution of this Amendment. Pursuant to Resolution No. _____, passed _____, 2025, the Board of Township Trustees of the Township has approved the execution of this Amendment.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the receipt and sufficiency of which is hereby acknowledged, the parties herein agree as follows:

Section 1. Adding the Coughlin Investments, LTD Additional Property to the JEDD.

Pursuant to Section 5 of the Original JEDD Contract and Ohio Revised Code Section 715.72, and effective on the Effective Date hereof, the Original JEDD Contract is hereby amended to include the Coughlin Investments, LTD Additional Property within the Expanded JEDD Area. The territorial boundaries of the Coughlin Investments, LTD Additional Property are depicted and identified in Exhibit C attached hereto and incorporated by reference into this Amendment. The territory of the Original JEDD Contract, as amended, is otherwise unchanged.

The Coughlin Investments, LTD Additional Property is located entirely within the territorial boundaries of the Township. In accordance with Ohio Revised Code Section 715.72(E), no electors reside within the Coughlin Investments, LTD Additional Property as of the date hereof.

Pursuant to the Township Resolution and the City Ordinance, the owners of the Coughlin Investments, LTD Additional Property each have given their respective consent to the inclusion within the Expanded JEDD Area of certain real properties depicted and identified in Exhibit B hereto, which also identifies the applicable zoning restrictions with respect to the Coughlin Investments, LTD Additional Property.

Section 2. Public Utilities Infrastructure. Pursuant to Ohio Revised Code Section 715.72(F)(8), the Township and City estimate the total cost of providing public utility services and improvements to the Coughlin Investments, LTD Additional Property to be approximately $635,149 as further described in the estimate prepared by a professional engineer that is attached hereto as Exhibit D and incorporated herein by this reference (the "Public Utilities Infrastructure"). The costs associated with the Public Utilities Infrastructure are anticipated to be paid from lawfully available sources, which may include developer and/or Township funds. A portion of the Public Utilities Infrastructure is expected to be completed within 5 years of the Effective Date of this amendment in order to meet the development needs of the District.

Section 3. Remainder Unaffected. Notwithstanding anything to the contrary in the Original JEDD Contract or this Amendment, the remaining provisions of the Original JEDD Contract not expressly amended or modified by this Amendment shall remain in full force and effect.

Section 4. Counterparts. This Amendment may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any party to this Amendment may execute this Amendment by signing any such counterpart.

Section 5. Captions. Captions have been provided herein for the convenience of the reader and shall not affect the construction of this Amendment.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and Township have caused this Amendment to be executed in their respective names by their duly authorized officers or representatives, as of the date hereinabove written.

CITY OF MARYSVILLE, OHIO

By: _____

Its: _____

Approved as to form:

_____
City Law Director

BOARD OF TRUSTEES OF JEROME TOWNSHIP, UNION COUNTY, OHIO

By:_____
Trustee

By:_____
Trustee

By:_____
Trustee

Approved as to form:

_____
Township Legal Counsel

EXHIBIT A

ORIGINAL JEDD CONTRACT
(attached hereto)

CITY OF MARYSVILLE-JEROME TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT AGREEMENT

This City of Marysville-Jerome Township Joint Economic Development District Agreement (the "Agreement") is made and entered into this [8TH] day of [AUGUST], 2022, by and between the CITY OF MARYSVILLE, OHIO (the "City"), a municipal corporation duly organized and validly existing under the laws of, and a political subdivision of, the State of Ohio (the "State") and having an address for purposes hereof at 209 South Main Street, Marysville, Ohio 43040 and JEROME TOWNSHIP, UNION COUNTY, OHIO (the "Township" and, together with the "City", the "Contracting Parties" and each a "Contracting Party"), a political subdivision of the State and having an address for the purposes hereof at 9777 Industrial Parkway, Plain City, Ohio 43064, in accordance with the terms and provisions set forth herein.

WHEREAS, the City and the Township desire to promote cooperative economic development efforts by means of creating a joint economic development district (the "District" or the "JEDD") pursuant to Ohio Revised Code ("ORC") Sections 715.72 through 715.81 (the "Act"), which District shall facilitate economic development to create or preserve jobs and employment opportunities within the meaning of ORC Section 725.72(C), thereby improving the economic welfare of residents of the City, the Township, and the State of Ohio (the "State") generally; and

WHEREAS, pursuant to a Cooperative Development Agreement, dated [5-26], 2022 (the "Cooperative Development Agreement"), between the City and the Township, the Contracting Parties agreed to negotiate and execute a joint economic development district agreement to promote and support economic development within certain defined territory of the Township; and

WHEREAS, the City and the Township are located entirely within Union County, Ohio ("Union County") and share contiguous territorial boundaries; and

WHEREAS, the legislative authorities of the City and the Township have each approved, authorized and directed the City and the Township, respectively, to make and enter into this Agreement, by and through their respective officers in accordance with Ordinance No. [035-2022] enacted by the City on [6-13], 2022, and Resolution No. [22-072], adopted by the Township on [8-1], 2022.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth in this Agreement, the Contracting Parties agree and bind themselves, their agents, employees and successors as follows:

Section 1. Creation of District and Purpose.

The City and the Township, as contracting parties within the meaning of ORC Section 715.72(A)(1), by their combined action evidenced by the adoption of legislation identified above and by the duly authorized execution of this Agreement, hereby create the District, which shall be known as the "City of Marysville-Jerome Township Joint Economic Development District." The District shall be a joint economic development district under, operating pursuant to, the Act.

Each Contracting Party hereby acknowledges and agrees as follows with respect to this Agreement and the District:

A. that it is entering into this Agreement freely and without duress or coercion;
B. that the creation of the District and the levy of an income tax within the District as provided herein will enable the City, the Township, and the District to more efficiently provide governmental services to the area within the District and to more effectively promote economic development within the District, the City, and the Township;
C. that the District shall, and it is the purpose of the District to, facilitate economic development to create or preserve jobs and employment opportunities and to improve public infrastructure (defined in Exhibit A) and the economic welfare of the people in the State, Union County, the City, and the Township; and
D. that consideration exists to support this Agreement.

Section 2. Territory of the District.

The territorial boundaries of the District are described in Exhibit B attached hereto and incorporated by reference into this Agreement. The territory of the District is located entirely within the territorial boundaries of the Township. The territory to be included in the District is currently zoned as a planned development district, which zoning designation is appropriate to the function of the District.

Section 3. Formation of the District.

It is the intent of the Contracting Parties that this Agreement be approved without an election by complying with the requirements of ORC Section 715.72(M). The Contracting Parties represent and warrant as follows:

A. The resolution approving this Agreement has been approved by a unanimous vote of the Township Trustees;
B. Owners of a majority of the properties and businesses located within the proposed District have requested by means of petition, as contemplated under the Act, that the District be formed; and
C. The territory to be included in the District is zoned in a manner appropriate to the proposed function of the District. The territory to be included does not include any residential properties except within a "mixed-use development," as that term is defined in ORC Section 715.72(A)(9).

The Township shall be responsible for filing with the Director of Development of the State the documents required by ORC Section 715.72(O). Each Contracting Party shall separately bear its own costs related to the establishment of the District, including professional engineering (including, for example, the costs of any maps that may be necessary in connection with establishing the District), legal counsel, or other services that may be necessary.

Section 4. Term.

The initial term of this Agreement shall commence on the date that the Agreement is first effective, being the date that is thirty-one (31) days after the Agreement is approved in accordance with ORC Section 715.72(M)(3), and shall be for a period of fifty (50) years. This Agreement shall automatically extend for two renewal terms of twenty-five (25) years each in duration unless (i) either the Township or City notifies the other Contracting Party in writing at least one year prior to the expiration of the original term that it does not intend to renew this Agreement, or (ii) either the Township or the City notifies the other Contracting Party in writing at least one year prior to the expiration of the original term or any renewal term that it is requesting to extend this Agreement beyond the originally contemplated term of fifty (50) years or the originally contemplated renewal term of twenty-five (25) years, as applicable, in which case this Agreement shall extend in accordance with such written request if such written request is accepted by the other Contracting Party. In the event of any expansion of the District pursuant to Section 6 herein, the Agreement shall begin a new Initial Term, followed by up to two Renewal Terms pursuant to the terms herein.

The Agreement shall continue in existence throughout its term and shall be binding on the Contracting Parties and on either Contracting Party's succeeding entities, whether such entities succeed by annexation, merger, or otherwise.

The provision herein for the initial term and any extension of this Agreement recognizes that the accrual of benefits to the Contracting Parties resulting from this Agreement may take decades.

Section 5. Amendments to the Agreement Other than to Amend to Add Property; Termination.

The Contracting Parties may amend or modify the terms of this Agreement or terminate this Agreement at any time by mutual agreement. An amendment or modification to this Agreement shall not be effective or binding on the Contracting Parties unless the legislative authorities of both Contracting Parties pass the appropriate legislation agreeing to and authorizing the amendment to this Agreement within ninety (90) days of each other.

This Agreement may only be terminated pursuant to its terms in accordance with this Section. If the Contracting Parties mutually agree to terminate this Agreement, such agreement to terminate must provide for the unwinding of this Agreement and must be approved by the legislative authorities of both Contracting Parties within ninety (90) days of each other. Upon termination of this Agreement, the City shall keep and maintain the records of the District in accordance with the City's records retention policy.

If any portion of this Agreement becomes null and void or illegal, or the performance of any provision of this Agreement becomes impossible, through any subsequent change, amendment or enactment of state law or through a ruling of any court that has jurisdiction over the Contracting Parties, the Contracting Parties agree to negotiate in good faith to reach mutual agreement regarding the manner and method of amending this Agreement to bring the Agreement into compliance with then applicable statutory provisions or case law and to maintain the intent of the Contracting Parties under this Agreement and/or to rebalance the equities between the Contracting Parties consistent with the intent of this Agreement.

In the event that the Contracting Parties are unable to reach a new agreement that is authorized and approved by the legislative authorities of both Contracting Parties, then the Contracting Parties may either mutually agree to terminate this Agreement in accordance with the provisions of the next paragraph, or either Contracting Party may apply to a court of competent jurisdiction to interpret the contract consistent with then applicable statutes or case law, and if necessary modify or terminate this Agreement in order to comply with then applicable statutes or case law and to preserve the equities of the Contracting Parties as set forth in this Agreement.

Section 6. Addition of Property to the District.

Subject to any applicable provisions of the ORC now existing or hereafter adopted, this Agreement, including exhibits hereto, may be amended from time to time to add property to the District. Property may be added to the District upon the filing with either Contracting Party of a request by the majority of the owners of the property to be added to the District and a majority of the owners of the businesses to be added to the District. Upon agreement of both Contracting Parties, the Agreement, including Exhibits A, B, and C hereto, shall be amended to add such property to the territory of the District pursuant to the request of the majority of the owners of that property and a majority of the owners of those businesses. Property added to the District shall meet all of the requirements of Section 3 herein and ORC Section 715.72(E), and all procedures of ORC Section 715.72(L) shall be followed in connection with any such addition of property to the District. Property shall not be removed from the District without the agreement of both Contracting Parties.

Section 7. Contributions and Covenants of the Contracting Parties.

A. The City shall:

i. Provide municipal water and sewer service to the District in accordance with all City policies, rules, and regulations.

ii. Collect, administer, enforce, and audit the JEDD income tax applicable in the District in accordance with this Agreement.

iii. Through its Finance Director, provide service as fiscal officer to the District, including administration and management of JEDD Board accounts.

iv. As provided in ORC Section 715.72(R), the City hereby agrees that, for so long as this Agreement is in effect, it shall not annex any real property within the District. To the extent not prohibited by law, the City shall not accept any such annexation within the District for so long as this Agreement is in effect.

B. The Township shall:

i. Provide the following services to the District: all usual and customary governmental services furnished by the Township to other unincorporated portions of the Township, including but not limited to maintenance and repair of dedicated and accepted Township roads, police and fire protection, and zoning.

ii. To the extent required by applicable law, be responsible for cooperating with the County with respect to the acceptance, dedication, and maintenance of all existing or future Township roads located within the District.

iii. Have the right to issue and reissue levies in all areas of the Township, including within the District.

C. The Contracting Parties shall:

i. promptly after the first meeting of the JEDD Board, contribute Two Thousand Dollars ($2,000), each, to the JEDD for the purposes of establishing an operating reserve account; and, in each subsequent year thereafter until the first year after Total Revenues in one year equals or exceeds Ten Thousand Dollars ($10,000), contribute One Thousand Dollars ($1,000), each, to the JEDD; provided that, the Contracting Parties shall be required to make the One Thousand Dollar ($1,000) contribution in any year following a year in which Total Revenues do not equal or exceed Ten Thousand Dollars ($10,000).

ii. jointly cooperate in carrying out the economic development plan for the District attached hereto as Exhibit A.

iii. collaborate through the District with respect to capital improvements in the event that the Contracting Parties determine that economic development in the District creates a demand for public infrastructure improvements serving the District or the area surrounding the District including, but not limited to, and solely upon written joint agreement of both Contracting Parties, paying costs of infrastructure improvements within or otherwise benefitting the District; which infrastructure improvements may include improvements relating to roads, water and sewer, electric, natural gas, fiber, cable, or any other capital improvements directly supporting non-residential development within the District, the Cooperative District, as defined in the Cooperative Development Agreement or, upon the written joint agreement of both Contracting Parties, otherwise benefitting the District, but which infrastructure improvements, except as explicitly provided in the immediately following sentence herein, shall not include ordinary maintenance or repairs (collectively, the "Infrastructure Improvements"). During any fiscal year of the JEDD beginning on or after the twentieth

anniversary of the effective date of the JEDD Agreement, the Board may determine through its annual budget to reallocate up to twenty (20) percent of income tax revenue assigned to costs of Infrastructure Improvements for costs of resurfacing or otherwise maintaining roadways within the JEDD District with asphalt, concrete, chip and seal, or such other materials or measures as may be deemed appropriate.

iv. upon approval of the Contracting Parties, pay equal shares of any District administrative costs in excess of income tax revenue received by the JEDD Board each year.

v. take all steps reasonably necessary to secure any amendments to the Union County-Marysville Water/Sewer Service Agreement as may be necessary to support the District.

vi. comply with the Union County Economic Development Incentive Policy (the "EDIP") to the extent adopted by the Township and, pursuant to ORC Section 715.72(U), obtain the express written consent of the other Contracting Party prior to granting any tax exemption for any real property located in the District. The foregoing limitation shall apply solely to tax exemptions set forth in ORC Section 715.72(U), which include exemptions established pursuant to ORC Chapter 1728 and ORC Sections 3735.67, 5709.62, 5709.63, and 5709.632, as applicable.

Section 8. Board of Directors of the District.

The Board is hereby established to govern the District. The Board shall consist of five members appointed as set forth in ORC Section 715.72(P).

A. The initial City member of the Board shall be the City Manager of the City, or a designee of the City Manager.

B. The initial Township member of the Board shall be a member of the Board of Township Trustees. Subject to any applicable restrictions in ORC Section 715.72(P), all future Township members of the Board shall be appointed by a majority vote of the Board of Township Trustees and shall serve at the pleasure of the Board of Township Trustees.

C. One member of the Board shall be a business owner or represent the business owners operating in the JEDD District, when applicable, and shall be appointed by the Township member described in Section 3(b)(ii).

D. One member of the Board shall be a representative of employees working in the JEDD District, when applicable, and shall be appointed by the City member described in Section 3(b)(i).

E. The fifth member of the Board shall be the Union County Engineer.

The members of the Board shall serve without compensation. Necessary and authorized expenses incurred by members on behalf of the District shall be reimbursed from District funds in accordance with procedures established by the Board.

The Board shall have the following officers (hereinafter, the "Officers"): a Chairperson, a Vice Chairperson, a Secretary, and a Treasurer. The Chairperson shall be the Board Member specified in ORC Section 715.72(P)(1)(e). The Board shall elect the Vice-Chairperson, who shall be a Board Member. The Treasurer of the Board shall be the Finance Director of the City. The Board shall elect the Secretary, provided that the Secretary is not required to be a Board Member. The Officers shall be elected at the first meeting of the Board and thereafter every other year for two-year terms and shall serve until their respective successors take office. The Board shall establish a procedure for conducting those elections. The Officers shall perform such duties as provided herein and such additional duties as may be provided from time to time by the Board. The Board may employ such additional personnel or professional services as may be necessary to assist the Board or the Officers in the performance of their duties.

Section 9. Power, Duties, and Functions of Board.

The Board shall meet at least once each calendar year on a date determined by the Board. The Board shall adopt procedures for holding and conducting regular and special meetings. The Parties shall provide the Board with necessary meeting space. The City shall also provide any necessary clerical and administrative assistance that the Board may need from time to time, including telephone services and a mailing address.

If the Board consists of five members, a minimum of three members shall constitute a quorum for Board meeting purposes. If the Board consists of three members, a minimum of two members shall constitute a quorum for Board meeting purposes. The Board shall act through resolutions adopted by the Board. A resolution must receive the affirmative vote of at least a majority of members present and constituting a quorum to be adopted. A resolution adopted by the Board shall be immediately effective unless otherwise provided in that resolution.

The Board may adopt by-laws for the regulation of its affairs and the conduct of its business consistent with this Agreement. The Chairperson shall preside over and conduct the meetings of the Board in accordance with its by-laws or other procedures adopted by the Board. Pursuant to ORC Section 715.72(P)(5), the Board is a public body for the purposes of ORC Section 121.22, the Ohio Public Meetings Act. All meetings of the Board, whether regularly scheduled or special meetings, must comply with the provisions of ORC Section 121.22 as amended from time to time.

The Vice-Chairperson shall act as Chairperson in the temporary absence of the Chairperson. The Secretary shall be responsible for the records of the Board including, but not limited to, correspondence and minutes of the meetings of the Board. The Finance Director of the City, as Treasurer of the Board, shall be the fiscal officer of the Board and shall be responsible for all fiscal matters of the Board including, but not limited to, the preparation of the budget and the appropriations resolution, paying or providing for the payment of expenses of operation of the Board, receiving, safekeeping, and investing, or providing for the receipt, safekeeping, and investment of, funds of the Board and maintaining, and providing for the maintenance of, accurate

accounts of all receipts and expenditures. The Board shall designate by resolution, or in its by-laws, those Officers who may sign documents on behalf of the Board.

All books, records, documentation and financial information belonging to the Board shall, upon request, be made available to the City and the Township and their agents for review and/or audit. The Board and the JEDD shall, to the extent permitted by law, fully cooperative with the City or the Township in fulfilling any such request.

The Board, upon the recommendation of the Finance Director of the City, shall adopt an annual budget for the District. The fiscal year of the District shall be the same as the fiscal year of the City. The budget shall estimate the revenues of the District and the expenses of the operation of the District. The Board shall establish an appropriations procedure to provide for payment of the long-term maintenance of the District and the distribution of income tax revenues in accordance with Section 10 herein.

The Board, on behalf of the District, shall:

A. establish and maintain such funds or accounts as it deems necessary, either of its own, or in conjunction with or through the Parties to this Agreement, which accounts shall be managed by the Finance Director of the City;

B. authorize one or more Officers to sign all instruments necessary or incidental to the performance of its duties and the execution of its powers under this Agreement;

C. adopt a resolution to levy an income tax within the District in accordance with ORC Section 715.72(F) and Section 10 herein;

D. apply the JEDD Board Revenue, as defined in Section 10(D) herein, which equals sixty percent (60%) of Total Revenues, as follows: fifty-five percent (55%) of Total Revenues for costs of Infrastructure Improvements to be constructed or improved within the District or, upon joint determination by the City and the Township, otherwise directly benefitting the District; and (B) five percent (5%) of Total Revenues for (i) Board administrative expenses, according to the annual budget approved under Section 9 of this Agreement, including costs of marketing the District if so determined by the Board, and (ii) the balance after taking into account Board administrative expenses, for costs of Infrastructure Improvements.

E. use any other revenues of the District available to the Board to carry out the economic development plan for the District as the same may be modified from time to time by the Contracting Parties under Section 9 of this Agreement;

F. apply for, receive and accept from any federal agency, state agency or other person or entity grants for or in aid of the construction or operation of any District facility, or for programs or other projects of the District, and receive and accept aid or contributions from any source of money, property, labor or other things of value, to be held, used and applied only for the benefit of the District and the purposes for which such grants, aid or contributions are made;

G. purchase liability insurance protecting the District, its Board or Officers against any liability and/or to purchase any necessary bonds to insure any Officer;

H. be authorized to execute any agreement, cooperative agreement, financing agreement, or other arrangement with any private entity and with any other political subdivision or governmental entity as may be permitted by law, including but not limited to Union County, the Township, and the City, to provide or facilitate the provision of public infrastructure improvements that benefit of the District or whenever otherwise necessary or convenient to carry out the powers granted in this Agreement, including, without limitation, any agreement related to any economic development program, tax increment financing program, special assessment program, or bond financing undertaking by any Contracting Party or political subdivision in cooperation with any Contracting Party;

I. be authorized to do all acts and things necessary or convenient to carry out the powers granted in ORC Section 715.72 or any successor provisions thereto; and

J. be authorized to do all acts and things necessary or convenient to carry out the powers granted in this Agreement.

The City and the Township agree that the JEDD Board may use any available revenues of the District to carry out the economic development plan for the District. The City and the Township may, from time to time, modify the economic development plan to better accomplish the public purposes of the District. Notwithstanding anything to the contrary herein, the City and the Township agree that the Board may determine to execute any agreement, cooperative agreement, financing agreement, or other arrangement with any private entity and with any other political subdivision, including but not limited to the City, the Township, and Union County, to provide or facilitate the provision of public infrastructure improvements to benefit the District or whenever otherwise necessary or convenient to carry out the powers granted in this Agreement, including, without limitation, any agreement related to any tax increment financing program, special assessment program, or bond financing undertaking by any Contracting Party or political subdivision in cooperation with any Contracting Party.

Section 10. Income Tax to be Levied in the District.

A. The Board at its initial meeting, which shall occur no later than 90 days after the effective date of this Agreement, shall adopt a resolution to levy a tax on income earned by persons working or residing within the District and based on net profits of businesses located in the District in accordance with ORC Section 715.72(F) (the "Income Tax Resolution"). The Board shall adopt subsequent Income Tax Resolutions as may be necessary to adjust the Employee/Resident Rate and the Business Rate, as defined herein, to equal the rate levied by the City from time to time. The Income Tax Resolution and any replacement thereof shall be effective until it is replaced by a subsequent Income Tax Resolution. Pursuant to ORC Section 715.72(F), all income tax collected from any business or entity within the District or any person working or residing within the District shall be subject to this Agreement and included in the total income tax revenue collected within the

District (collectively, the "Total Revenues"). The income tax shall go into effect as soon as legally permissible.

B. The Income Tax Resolution shall establish the income tax rate for employees working or residing in the District (the "Employee/Resident Rate"), which Employee/Resident Rate shall at all times during the term of this Agreement equal the rate levied in the City. As of the date of execution of this Agreement by the Contracting Parties, the City income tax rate is one and one half percent (1.5%). In each annual Income Tax Resolution, the Board shall adjust the Employee/Resident Rate as necessary so that it matches the rate of income taxation in the City.

C. The Income Tax Resolution also shall establish the income tax rate applicable to net profits of businesses located in the District (the "Business Rate"), which Business Rate shall at all times during the term of this Agreement equal the rate levied in the City. In each annual Income Tax Resolution, the Board shall adjust the Business Rate as necessary so that it matches the rate of income taxation in the City.

D. The Income Tax Resolution shall designate that: (i) sixty percent (60%) of the Total Revenues collected each year (the "JEDD Board Revenue") shall be paid to the JEDD Board pursuant to the terms hereof; (ii) twenty percent (20.0%) of Total Revenues collected each year shall be paid to the City pursuant to the terms hereof, which amount includes payment equal to three percent (3.0%) of Total Revenues to the City for its services administering the JEDD income tax, and which amount may be used by the City for any lawful purpose, including but not limited to expenses related to the District and its purposes; and (iii) twenty percent (20.0%) of Total Revenues collected each year shall be paid to the Township pursuant to the terms hereof to be used by the Township for any lawful purpose, including but not limited to expenses related to the District and its purposes.

E. The Board shall resolve that, pursuant to this Agreement, the City will collect, administer, and enforce the income tax within the District in accordance with this Agreement and the City's rules and regulations currently in effect and as may be amended from time to time regarding the collection, administration, and enforcement of income tax.

F. Pursuant to ORC Section 715.72(F)(5)(C), the Board shall enter into an agreement with the City (the "District Income Tax Collection and Distribution Agreement") as expeditiously as possible upon the District's creation to administer, collect and enforce the income tax on behalf of the District in accordance with this Agreement. The District Income Tax Collection and Distribution Agreement shall provide that the City is responsible for the receipt, safeguarding, and investment of the income tax revenues collected within the District and that the City shall make an annual written report to be mailed to the Board and the Township within sixty (60) days of the end of the fiscal year detailing the receipt and distribution of the income tax of the District during the previous fiscal year.

G. The Board may establish procedures by which the income tax levied on employee wages earned within the District is to be collected from employees employed within the District or withheld by businesses located in the District, and the Board shall establish procedures by which the income tax on net profits of businesses located in the District is to be collected from one or more businesses located in the District. Such procedures may provide for the payment of withholding or estimated taxes by those employees or businesses and the reconciliation of income taxes paid on net profits of businesses between fiscal years.

Section 11. Defaults and Remedies.

A failure to comply with the terms of this Agreement shall constitute a default hereunder. The Contracting Party in default shall have sixty (60) days after receiving written notice from the other Contracting Party of the event of default and demand to cure the default. If the default is not cured within that time period, the non-defaulting Contracting Party may sue the defaulting Contracting Party for specific performance under this Agreement or for damages or both. This Agreement may not be terminated because of default under the Agreement by either Contracting Party unless termination occurs as provided for in Section 5 of this Agreement.

The Contracting Parties agree that the nature of the Agreement is unique and monetary damages are inadequate to fully compensate a non-defaulting Contracting Party. Accordingly, the Contracting Parties agree that specific performance is an appropriate and available remedy for a breach of contract action brought pursuant to this Agreement in addition to any other remedy available at law and equity. Both Contracting Parties also agree that because monetary damages are inadequate to fully compensate a non-defaulting Contracting Party, a non-defaulting Contracting Party has the right to seek an injunction or other equitable relief to prevent the continued breach of this Agreement by a defaulting Contracting Party.

Section 12. Support of Contract.

This Agreement shall be binding upon the Contracting Parties and their lawful successors and assigns. The Contracting Parties agree to cooperate with each other and to use their best efforts to do all things necessary for the creation and continued operation of the District. In the event that this Agreement, or any of its terms, conditions, or provisions is challenged by any third party or parties in a court of law, the Contracting Parties agree to cooperate with one another and to use their best efforts in defending this Agreement with the object of upholding this Agreement. Each Contracting Party shall bear its own costs in any such proceeding challenging this Agreement or any term or provision herein.

Section 13. Severability.

With the exception of Section 7 or Section 10 of this Agreement, if any other paragraph, provision or section of this Agreement is held to be illegal or invalid for any reason, then:

(i) that illegality or invalidity shall not affect the remainder of any other paragraph, provision or section, all of which shall be construed and enforced as if the illegal or invalid portion were not contained herein;

(ii) the illegality or invalidity of any paragraph, provision or section shall not affect any legality or applicability of any other paragraph, provision, or section of this Agreement; and

(iii) each paragraph, provision, or section of this Agreement shall be deemed to be effective, operative, made, assumed, entered into, or taken in the manner and to the full extent permitted by law.

If any paragraph, provision, or part thereof of Section 7 or Section 10 of this Agreement is held to be illegal or invalid for any reason, then provisions of Section 5 shall be applicable.

Section 14. Appropriation.

The financial obligations of the City and the Township, as applicable, under this Agreement are expressly subject to future ordinances or resolutions of the City Council or the Township Trustees, respectively, appropriating and authorizing the expenditure of such funds as are necessary to meet their respective financial obligations occurring after the current fiscal year. Those obligations, as applicable, of the City are also subject to the certification of the Director of Finance of the City or the Township Fiscal Officer under ORC Sections 5705.41 and 5705.44. Notwithstanding anything to the contrary contained in this Agreement, however, the financial obligations of the City and Township, respectively, under this Agreement shall, to the extent funds are then available, be under the continuing obligation to appropriate the amount necessary to pay such obligations as they become due.

Section 15. Governing Law.

This Agreement shall be governed exclusively by and construed in accordance with the laws of the State of Ohio, and in particular, ORC Section 715.72 in effect as of the date when the owners of property in the District and the owners of business in the District filed their respective petitions consenting to the formation of the District. A copy of ORC Section 715.72 in effect as of the date when the owners of property in the District and the owners of business in the District filed their respective petitions consenting to the formation of the District is attached hereto as Exhibit C. In the event that any of ORC Section 715.72 is amended or is supplemented by the enactment of one or more new sections of the ORC relating to joint economic development districts, the Contracting Parties shall follow the provisions of ORC Section 715.72 when the owners of property in the District and the owners of business filed their respective petitions consenting to the formation of the District, unless the Contracting Parties agree to amend this Agreement in accordance with Section 5 herein. If any amendment or subsequent enactment of one or more new sections of the ORC relating to joint economic development districts renders any

existing sections of ORC Sections 715.72 illegal or impossible, then the provisions of Section 6 of this Agreement shall apply.

Section 16. Miscellaneous.

Any notice or consent required or permitted to be given by or on behalf of either party to the other shall be given by mailing such notice or consent by United States certified or registered mail, postage prepaid and return receipt requested, or via a reputable express overnight mail service which provides proof of delivery addressed to the parties as set forth below or at such other address as may be specified from time to time in writing delivered to the other party. Notices shall be effective upon receipt or refusal, as the case may be.

If to the City:
209 South Main Street
Marysville, Ohio 43040
Attn: Law Director

If to the Township:
9777 Industrial Parkway
Plain City, Ohio 43064
Attn: Fiscal Officer

With copy simultaneously sent or delivered to:
Peter N. Griggs
Brosius, Johnson & Griggs, LLC
1600 Dublin Road, Suite 100
Columbus, Ohio 43215

The captions and headings herein are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections herein.

This Agreement may be executed in one or more counterparts, each of which shall be regarded as an original and all of which together shall constitute but one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the Contracting Parties have caused this Agreement to be duly signed in their respective names by their duly authorized officers, all as of the date first hereinbefore written.

TOWNSHIP OF JEROME,
UNION COUNTY, OHIO

By: _____
Trustee

By: _____
Trustee

By: _____
Trustee

CITY OF MARYSVILLE, OHIO

By: _____
City Manager

Approved as to form and correctness:

_____
Tim Aslaner, Director of Law

CITY'S FISCAL OFFICER'S CERTIFICATE

The undersigned, Fiscal Officer of the City of Marysville, Ohio, hereby certifies that the moneys required to meet the obligations of the City during the year 2022 under the foregoing Agreement have been lawfully appropriated by the City Council of the City of Marysville, Ohio for such purpose and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

Fiscal Officer
City of Marysville, Ohio

Dated: [9-6], 2022

TOWNSHIP'S FISCAL OFFICER'S CERTIFICATE

The undersigned, Fiscal Officer of Jerome Township, Union County Ohio, hereby certifies that the moneys required to meet the obligations of the Township during the year 2022 under the foregoing Agreement have been lawfully appropriated by the Board of Trustees of Jerome Township, Union County, Ohio for such purpose and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

Fiscal Officer
Jerome Township, Union County, Ohio

Dated: August 01, 2022

EXHIBIT A

ECONOMIC DEVELOPMENT PLAN

ECONOMIC DEVELOPMENT PLAN AND SCHEDULE FOR THE COLLECTION OF INCOME TAX

Introduction

The purpose of this plan, established pursuant to Section 715.72 of the Ohio Revised Code, is to set forth the economic development objectives of the City of Marysville-Jerome Township Joint Economic Development District (the "District"). This plan serves as a framework for the District's efforts to guide income and education attainment, prioritize talent retention, development, and attraction, attract employers, retain and grow the economic base, create more high-growth enterprises, and improve the civic infrastructure in Jerome Township (the "Township") and the City of Marysville (the "City") as well as throughout the region as a whole.

The District is comprised of unincorporated developable land located in growth priority development areas in the southeastern portion of Union County, Ohio, within Jerome Township, along US-33 (Ohio's 33 Smart Mobility Corridor), south of the City of Marysville. Land comprising the District is appropriately zoned for commercial, industrial, manufacturing, business, and similar uses, with the City providing municipal water and sewer services. The District is a collaborative approach between the Township and the City to support and implement the Southern Jerome Innovation area and the US 42 Growth area, each as identified and more fully described in the Union County Economic Development Strategy (2014).

The District is located along the northwestern outer-ring of the Columbus Region, at or near the border of Delaware, Franklin, Madison, and Union Counties. The District is an approximate 30-minute drive from downtown Columbus and has access to major metropolitan amenities. The Township was organized in 1821 and the City was platted in 1819. But most significant growth in the vicinity of the District has occurred during the last 40 years, led by the Honda Marysville Auto Plant's first manufactured Honda Accord in 1982. Union County has experienced rapid growth as a location of choice for new residents and businesses in the rapidly growing Columbus Region; during the period 2018 – 2019, Union County became the fastest growing county in Ohio. According to the Mid-Ohio Regional Planning Commission's insight2050 study (published in 2015 and regularly updated), Union County is expected to grow from approximately 58,000 population (2018) to more than 84,000 by 2050.

Goals

The District represents a collaborative approach to create and preserve jobs and employment opportunities throughout Union County, thereby improving the economic welfare of the residents of the Township, the City, and the State of Ohio. The District will foster and support business growth, particularly growth that is anticipated to occur on developable land within the Township's boundaries.

Schedule of New, Expanded, or Additional Services, Facilities or Improvements

EXHIBIT A

In the event that economic development in the District creates a demand for public infrastructure improvements serving the District or the area surrounding the District, the District will facilitate the provision of the following new, expanded, or additional services, facilities, or improvements:

- Roads, including in certain circumstances resurfacing and maintaining;
- Water and sewer;
- Electric;
- Natural gas;
- Fiber;
- Cable; or,
- Any other improvements directly supporting non-residential development within the District or otherwise benefitting the District.

Use of Total Revenues to Fund New, Expanded, or Additional Services, Facilities or Improvements

All income tax collected from any business or entity within the District or any person working or residing within the District will be included in the total income tax revenue collected within the District (collectively, the "Total Revenues"). Of such Total Revenues, the Board of Directors of the District (the "Board") will receive sixty percent (60%) each year (with such portion referred to as "JEDD Board Revenue"), the Township shall receive twenty percent (20%) each year, and the City shall receive twenty percent (20% each year). The Board will apply the JEDD Board Revenue to pay for new, expanded, or additional services, facilities, or improvements:

- Fifty-five percent (55%) for costs of public infrastructure improvements, which may include improvements relating to roads, water and sewer, electric, natural gas, fiber, cable, or any other capital improvements directly supporting development within the District or otherwise benefitting the District. At certain times during the life of the District and up to certain threshold amounts, such infrastructure improvements include resurfacing or otherwise maintaining roadways within the District with asphalt, concrete, chip and seal, or such other materials or measures as may be deemed appropriate

- Five (5%) for the Board's administrative expenses, including any marketing of the District as may be determined necessary by the Board, and any remaining balance to be directed to the costs of infrastructure improvements.

Schedule for the Collection of the Income Tax within the District

The District to be created pursuant to the provisions of the Agreement by and between the City and Township authorizes and anticipates the levy by the Board of a tax on the income of persons working or residing in the District and the net profits of businesses located in the District at the same rate levied by the City, as that rate may be adjusted from time to time, for distribution as set forth within Section 10 of the Agreement.

EXHIBIT B

MAP OF TERRITORY TO BE INCLUDED IN
CITY OF MARYSVILLE-JEROME TOWNSHIP
JOINT ECONOMIC DEVELOPMENT DISTRICT

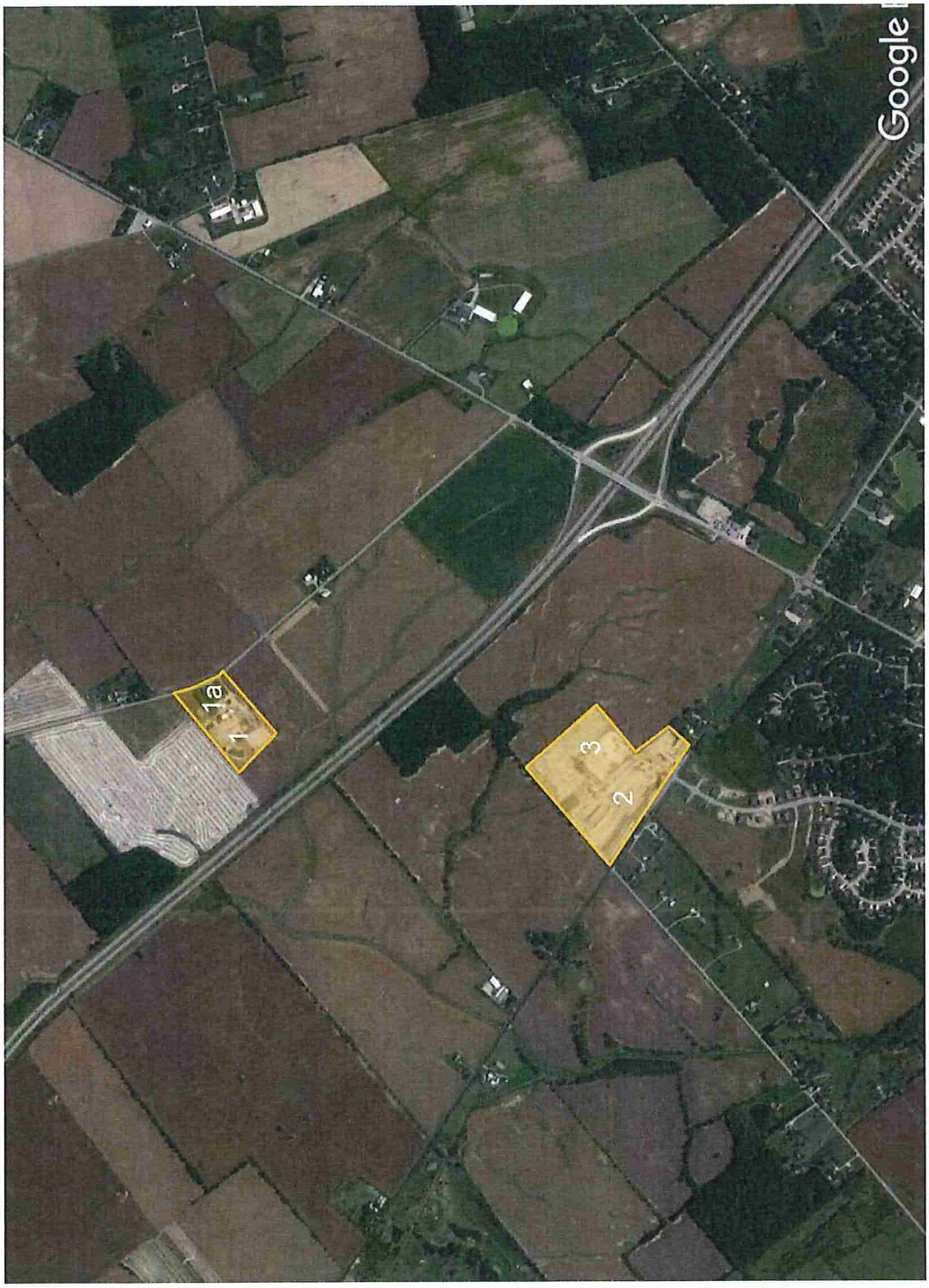


EXHIBIT B

The City of Marysville-Jerome Township Joint Economic Development District shall include the following parcels, as identified in the records of the County Auditor of Union County, Ohio as of [___], 2022:

Parcel Number
1400060110000
1400070610000
1400060190000

EXHIBIT C

OHIO REVISED CODE SECTION
715.72 EFFECTIVE AS OF DATE OF PETITION

(A) As used in this section:

(1) "Contracting parties" means one or more municipal corporations, one or more townships, and, under division (D) of this section, one or more counties that have entered into a contract under this section to create a joint economic development district.

(2) "District" means a joint economic development district created under this section.

(3) "Contract for utility services" means a contract under which a municipal corporation agrees to provide to a township or another municipal corporation water, sewer, electric, or other utility services necessary to the public health, safety, and welfare.

(4) "Business" means a sole proprietorship, a corporation for profit, a pass-through entity as defined in section 5733.04 of the Revised Code, the federal government, the state, the state's political subdivisions, a nonprofit organization, or a school district.

(5) "Owner" means a partner of a partnership, a member of a limited liability company, a majority shareholder of an S corporation, a person with a majority ownership interest in a pass-through entity, or any officer, employee, or agent with authority to make decisions legally binding upon a business.

(6) "Record owner" means the person or persons in whose name a parcel is listed on the tax list or exempt list compiled by the county auditor under section 319.28 or 5713.08 of the Revised Code.

(7) A business "operates within" a district if the net profits of the business or the income of employees of the business would be subject to an income tax levied within the district.

(8) An employee is "employed within" a district if any portion of the employee's income would be subject to an income tax levied within the district.

(9) "Mixed-use development" means a real estate project that tends to mitigate traffic and sprawl by integrating some combination of retail, office, residential, hotel, recreation, and other functions in a pedestrian-oriented environment that maximizes the use of available space by allowing members of the community to live, work, and play in one architecturally expressive area with multiple amenities.

(10) "Water or sewer service plan or agreement" means either of the following:

(a) A state water quality management plan adopted by the Ohio environmental protection agency or another authorized planning agency pursuant to 33 U.S.C. 1288 and 1313 that contemplates that a non-contracting municipal corporation will provide sanitary sewer disposal services to an area within a proposed joint economic development district;

(b) A binding agreement between a municipal corporation and a third-party water or sanitary sewer services provider, including another municipal corporation or other public or private provider, that provides that a non-contracting municipal corporation or another provider that is not a contracting party will provide water or sanitary sewer services to an area within a proposed joint economic development district.

(11) "Non-contracting municipal corporation" means a municipal corporation that is not a contracting party.

(B) This section provides alternative procedures and requirements to those set forth in sections 715.70 and 715.71 of the Revised Code for creating and operating a joint economic development district. This section applies to municipal corporations and townships that are located in the same county or in adjacent counties.

(C) One or more municipal corporations, one or more townships, and, under division (D) of this section, one or more counties may enter into a contract pursuant to which they designate one or more areas as a joint economic development district for the purpose of facilitating economic development and redevelopment, to create or preserve jobs and employment opportunities, and to improve the economic welfare of the people in this state and in the area of the contracting parties.

(1) Except as otherwise provided in division (C)(2) of this section, the territory of each of the contracting parties shall be contiguous to the territory of at least one other contracting party, or contiguous to the territory of a township, municipal corporation, or county that is contiguous to another contracting party, even if the intervening township or municipal corporation is not a contracting party.

(2) Contracting parties that have entered into a contract under section 715.70 or 715.71 of the Revised Code creating a joint economic development district prior to November 15, 1995, may enter into a contract under this section even if the territory of each of the contracting parties is not contiguous to the territory of at least one other contracting party, or contiguous to the territory of a township or municipal corporation that is contiguous to another contracting party as otherwise required under division (C)(1) of this section. The contract and district shall meet the requirements of this section.

(D) If, on or after December 30, 2008, but on or before June 30, 2009, one or more municipal corporations and one or more townships enter into a contract or amend an existing contract under this section, one or more counties in which all of those municipal corporations or townships are located also may enter into the contract as a contracting party or parties.

(E)(1) The area or areas to be included in a joint economic development district shall meet all of the following criteria:

(a) The area or areas shall be located within the territory of one or more of the contracting parties and may consist of all of the territory of any or all of the contracting parties.

(b) No electors, except those residing in a mixed-use development, shall reside within the area or areas on the effective date of the contract creating the district.

(c) The area or areas shall not include any parcel of land owned in fee by or leased to a municipal corporation or township, unless the municipal corporation or township is a contracting party or has given its consent to have the parcel of land included in the district by the adoption of an ordinance or resolution.

(d) The area or areas shall not include any parcel of land excluded pursuant to division (J)(2) of this section.

(2) The contracting parties may designate excluded parcels within the boundaries of the joint economic development district. Excluded parcels are not part of the district and persons employed or residing on such parcels shall not be subject to any income tax imposed within the district under division (F)(5) of this section.

(F)(1) The contract creating a joint economic development district shall provide for the amount or nature of the contribution of each contracting party to the development and operation of the district and may provide for the sharing of the costs of the operation of and improvements for the district. The contributions may be in any form to which the contracting parties agree and may include, but are not limited to, the provision of services, money, real or personal property, facilities, or equipment.

(2) The contract may provide for the contracting parties to share revenue from taxes levied by one or more of the contracting parties if those revenues may lawfully be applied to that purpose under the legislation by which those taxes are levied.

(3) The contract shall include an economic development plan for the district that consists of a schedule for the provision of new, expanded, or additional services, facilities, or improvements. The contract may provide for expanded or additional capacity for or other enhancement of existing services, facilities, or improvements.

(4) The contract shall enumerate the specific powers, duties, and functions of the board of directors of the district described under division (P) of this section and shall designate procedures consistent with that division for appointing members to the board. The contract shall enumerate rules to govern the board in carrying out its business under this section.

(5)(a) The contract may grant to the board the power to adopt a resolution to levy an income tax within the entire district or within portions of the district designated by the contract. The income tax shall be used to carry out the economic development plan for the district or the portion of the district in which the tax is levied and for any other lawful purpose of the contracting parties pursuant to the contract, including the provision of utility services by one or more of the contracting parties.

(b) An income tax levied under this section shall be based on both the income earned by persons employed or residing within the district and the net profit of businesses operating within the district.

Except as provided in this section, the income tax levied within the district is subject to Chapter 718. of the Revised Code, except that no vote shall be required. The rate of the income tax shall be no higher than the highest rate being levied by a municipal corporation that is a contracting party.

(c) If the board adopts a resolution to levy an income tax, it shall enter into an agreement with a municipal corporation that is a contracting party to administer, collect, and enforce the income tax on behalf of the district.

(d) A resolution levying an income tax under this section shall require the contracting parties to annually set aside a percentage, to be stated in the resolution, of the amount of the income tax collected for the long-term maintenance of the district.

(e) An income tax levied under this section shall apply in the district or the portion of the district in which the contract authorizes an income tax throughout the term of the contract creating the district. The tax shall not apply to any persons employed or residing on a parcel excluded from the district under division (E)(2) of this section.

(6) If there is unincorporated territory in the district, the contract shall specify that restrictions on annexation proceedings under division (R) of this section apply to such unincorporated territory. The contract may prohibit proceedings under Chapter 709. of the Revised Code proposing the annexation to, merger of, or consolidation with a municipal corporation that is a contracting party of any unincorporated territory within a township that is a contracting party during the term of the contract regardless of whether that territory is located within the district.

(7) The contract may designate property as a community entertainment district, or may be amended to designate property as a community entertainment district, as prescribed in division (D) of section 4301.80 of the Revised Code. A contract or amendment designating a community entertainment district shall include all information and documentation described in divisions (B)(1) to (6) of section 4301.80 of the Revised Code. The public notice required under division (I) of this section shall specify that the contract designates a community entertainment district and describe the location of that district. Except as provided in division (F) of section 4301.80 of the Revised Code, an area designated as a community entertainment district under a joint economic development district contract shall not lose its designation even if the contract is canceled or terminated.

(8) If any part of the district is located either within one-half of one mile of a non-contracting municipal corporation or within an area covered by or subject to a water or sewer service plan or agreement, the contract shall include all of the following:

(a) A preliminary estimate of the costs of providing public utility services, facilities, and improvements to the district, prepared by a professional engineer;

(b) An analysis of the anticipated sources for funding the costs of the public utilities infrastructure needed to serve the district and a projection of when such funds will be available and when such costs are likely to be incurred;

(c) Evidence or estimates indicating that the construction of the public utility infrastructure needed to serve at least some portion of the district will be completed within five years after the creation of the district.

(G) The contract creating a joint economic development district shall continue in existence throughout its term and shall be binding on the contracting parties and on any parties succeeding to the contracting parties, whether by annexation, merger, or consolidation. Except as provided in division (H) of this section, the contract may be amended, renewed, or terminated with the approval of the contracting parties or any parties succeeding to the contracting parties. If the contract is amended to add or remove an area to or from an existing district, the amendment shall be adopted in the manner prescribed under division (L) of this section.

(H) If two or more contracting parties previously have entered into a separate contract for utility services, then amendment, renewal, or termination of the separate contract for utility services shall not constitute any part of the consideration for the contract creating a joint economic development district. A contract creating a joint economic development district shall be rebuttably presumed to violate this division if it is entered into within two years prior or five years subsequent to the amendment, renewal, or termination of a separate contract for utility services that two or more contracting parties previously have entered into. The presumption stated in this division may be rebutted by clear and convincing evidence of both of the following:

(1) That other substantial consideration existed to support the contract creating a joint economic development district;

(2) That the contracting parties entered into the contract creating a joint economic development district freely and without duress or coercion related to the amendment, renewal, or termination of the separate contract for utility services.

A contract creating a joint economic development district that violates this division is void and unenforceable.

(I)(1) Before the legislative authority of any of the contracting parties adopts an ordinance or resolution approving a contract to create a district, the legislative authority of each of the contracting parties shall hold a public hearing concerning the contract and district. Each legislative authority shall provide at least thirty days' public notice of the time and place of the public hearing in a newspaper of general circulation in the municipal corporation, township, or county, as applicable. During the thirty-day period prior to the public hearing and until the date that an ordinance or resolution is adopted under division (K) of this section to approve the joint economic development district contract, all of the following documents shall be available for public inspection in the office of the clerk of the legislative authority of a municipal corporation

and county that is a contracting party and in the office of the fiscal officer of a township that is a contracting party:

(a) A copy of the contract creating the district, including the economic development plan for the district and the schedule for the provision of new, expanded, or additional services, facilities, or improvements described in division (F)(3) of this section;

(b) A description of the area or areas to be included in the district, including a map in sufficient detail to denote the specific boundaries of the area or areas and to indicate any zoning restrictions applicable to the area or areas, and the parcel number, provided for under section 319.28 of the Revised Code, of any parcel located within the boundaries of the joint economic development district and excluded from the district under division (E)(2) of this section;

(c) If the contract authorizes the board of directors of the district to adopt a resolution to levy an income tax within the district or within portions of the district, a schedule for the collection of the tax.

(2) At least thirty days before the first public hearing is to be held by one or more legislative authorities on a proposed district, notice shall be sent in writing to each non-contracting municipal corporation that is located within one-half of one mile of the proposed district or that is identified in a water or sewer service plan or agreement as a future provider of water or sewer services to all or part of the proposed district.

(3) A public hearing held under this division shall allow for public comment and recommendations on the contract and district. The contracting parties may include in the contract any of those recommendations prior to approval of the contract.

(J)(1) Before any of the contracting parties approves a contract under division (K) of this section, the contracting parties shall circulate one or more petitions to record owners of real property located within the proposed joint economic development district and owners of businesses operating within the proposed district. The petitions shall state that all of the documents described in divisions (I)(1)(a) to (c) of this section are available for public inspection in the office of the clerk of the legislative authority of each municipal corporation and county that is a contracting party or the office of the fiscal officer of each township that is a contracting party. The petitions shall clearly indicate that, by signing the petition, the record owner or owner consents to the proposed joint economic development district.

A contracting party may send written notice of the petitions by certified mail with return receipt requested to the last known mailing addresses of any or all of the record owners of real property located within the proposed district or the owners of businesses operating within the proposed district. The contracting parties shall equally share the costs of complying with this division.

(2) If any portion of property located within the proposed joint economic development district is also either located within one-half of one mile of a non-contracting municipal corporation or covered by or subject to a water or sewer service plan or agreement under which a non-contracting municipal corporation is identified as a future provider of water or sewer services to

all or part of the proposed district, then that property and any property contiguous to that property if owned by the same person shall be excluded from the joint economic development district unless the owner of the property signs the petition.

(K)(1) After the public hearings required under division (I) of this section have been held and the petitions described in division (J) of this section have been signed by the majority of the record owners of real property located within the proposed joint economic development district and by a majority of the owners of businesses, if any, operating within the proposed district, each contracting party may adopt an ordinance or resolution approving the contract to create a joint economic development district. Not later than ten days after all of the contracting parties have adopted ordinances or resolutions approving the district contract, each contracting party shall give notice of the proposed district to all of the following:

(a) Each record owner of real property to be included in the district and in the territory of that contracting party who did not sign the petitions described in division (J) of this section;

(b) An owner of each business operating within the district and in the territory of that contracting party no owner of which signed the petitions described in division (J) of this section.

(2) Such notices shall be given by certified mail and shall specify that the property or business is located within an area to be included in the district and that all of the documents described in divisions (I)(1)(a) to (c) of this section are available for public inspection in the office of the clerk of the legislative authority of each municipal corporation and county that is a contracting party or the office of the fiscal officer of each township that is a contracting party. The contracting parties shall equally share the costs of complying with division (K) of this section.

(L)(1) The contracting parties may amend the joint economic development district contract to add any area that was not originally included in the district if the area satisfies the criteria prescribed under division (E) of this section. The contracting parties may also amend the district contract to remove any area originally included in the district or exclude one or more parcels located within the district pursuant to division (E)(2) of this section.

(2) An amendment adding an area to a district, removing an area from the district, or excluding one or more parcels from the district may be approved only by a resolution or ordinance adopted by each of the contracting parties. The contracting parties shall conduct public hearings on the amendment and provide notice in the manner required under division (I) of this section for original contracts. The contracting parties shall make available for public inspection a copy of the amendment, a description of the area to be added, removed, or excluded to or from the district, and a map of that area in sufficient detail to denote the specific boundaries of the area and to indicate any zoning restrictions applicable to the area.

(3) Before adopting a resolution or ordinance approving the addition of an area to the district, the contracting parties shall circulate petitions to the record owners of real property located within the proposed addition to the district and owners of businesses operating within the proposed addition to the district in the same manner required under division (J) of this section for original contracts. The contracting parties may notify such record owners of real property and owners of

businesses that the petitions are available for signing in the same manner provided by that division. The contracting parties shall equally share the costs of complying with this division.

(4) The contracting parties to a joint economic development district may vote to approve an amendment to the district contract under this division after the public hearings required under division (L)(2) of this section are completed and, if the amendment adds an area or areas to the district, the petitions required under division (L)(3) of this section have been signed by the majority of record owners of real property located within the area or areas added to the district and by a majority of the owners of businesses, if any, operating within the proposed addition to the district.

(5) Not later than ten days after all of the contracting parties have adopted ordinances or resolutions approving an amendment adding one or more areas to the district, each contracting party shall give notice of the addition to all of the following:

(a) Each record owner of real property to be included in the addition to the district and in the territory of that contracting party who did not sign the petitions described in division (L)(3) of this section;

(b) An owner of each business operating within the addition to the district and in the territory of that contracting party no owner of which signed the petitions described in division (L)(3) of this section.

The contracting parties shall equally share the costs of complying with division (L)(5) of this section.

(M)(1) A board of township trustees that is a party to a contract creating a joint economic development district may choose not to submit its resolution approving the contract to the electors of the township if all of the following conditions are satisfied:

(a) The resolution has been approved by a unanimous vote of the members of the board of township trustees or, if a county is one of the contracting parties under division (D) of this section, the resolution has been approved by a majority vote of the members of the board of township trustees;

(b) The contracting parties have circulated petitions as required under division (J) of this section and obtained the signatures required under division (L) of this section;

(c) The territory to be included in the proposed district is zoned in a manner appropriate to the function of the district.

(2) If the board of township trustees has not invoked its authority under division (M)(1) of this section, the board, at least ninety days before the date of the election, shall file its resolution approving the district contract with the board of elections for submission to the electors of the township for approval at the next succeeding general, primary, or special election.

(3) Any contract creating a district in which a board of township trustees is a party shall provide that the contract is not effective before the thirty-first day after its approval, including approval by the electors of the township if required by this section.

(4) If the board of township trustees invokes its authority under division (M)(1) of this section and does not submit the district contract to the electors for approval, the resolution of the board of township trustees approving the contract is subject to a referendum of the electors of the township when requested through a petition. When signed by ten per cent of the number of electors in the township who voted for the office of governor at the most recent general election, a referendum petition asking that the resolution be submitted to the electors of the township may be presented to the board of township trustees. Such a petition shall be presented within thirty days after the board of township trustees adopts the resolution approving the district contract. The board of township trustees shall, not later than four p.m. of the tenth day after receipt of the petition, certify the text of the resolution to the board of elections. The board of elections shall submit the resolution to the electors of the township for their approval or rejection at the next general, primary, or special election occurring at least ninety days after certification of the resolution.

(N) The ballot respecting a resolution to create a district or a referendum of such a resolution shall be in the following form:

"Shall the resolution of the board of township trustees approving the contract with ..... (here insert name of every other contracting party) for the creation of a joint economic development district be approved?

FOR THE RESOLUTION AND CONTRACT

AGAINST THE RESOLUTION AND CONTRACT"

If a majority of the electors of the township voting on the issue vote for the resolution and contract, the resolution shall become effective immediately and the contract shall go into effect on the thirty-first day after the election or thereafter in accordance with terms of the contract.

(O) Upon the creation of a district under this section, one of the contracting parties shall file a copy of each of the following documents with the director of development:

(1) All of the documents described in divisions (I)(1)(a) to (c) of this section;

(2) Certified copies of the ordinances and resolutions of the contracting parties relating to the contract and district;

(3) Documentation from each contracting party that the public hearings required by division (I) of this section have been held, the date of the hearings, and evidence that notice of the hearings was published as required by that division;

(4) A copy of the signed petitions required under divisions (J) and (K) of this section.

(P) A board of directors shall govern each district created under this section.

(1) If there are businesses operating and persons employed within the district, the board shall be composed of the following members:

(a) One member representing the municipal corporations that are contracting parties;

(b) One member representing the townships that are contracting parties;

(c) One member representing the owners of businesses operating within the district;

(d) One member representing the persons employed within the district;

(e) One member representing the counties that are contracting parties, or, if no contracting party is a county, one member selected by the members described in divisions (P)(1)(a) to (d) of this section.

The members of the board shall be appointed as provided in the district contract. Of the members initially appointed to the board, the member described in division (P)(1)(a) of this section shall serve a term of one year; the member described in division (P)(1)(b) of this section shall serve a term of two years; the member described in division (P)(1)(c) of this section shall serve a term of three years; and the members described in divisions (P)(1)(d) and (e) of this section shall serve terms of four years. Thereafter, terms for each member shall be for four years, each term ending on the same day of the same month of the year as did the term that it succeeds. A member may be reappointed to the board, but no member shall serve more than two consecutive terms on the board.

The member described in division (P)(1)(e) of this section shall serve as chairperson of the board described under division (P)(1) of this section.

(2) If there are no businesses operating or persons employed within the district, the board shall be composed of the following members:

(a) One member representing the municipal corporations that are contracting parties;

(b) One member representing the townships that are contracting parties;

(c) One member representing the counties that are contracting parties, or if no contracting party is a county, one member selected by the members described in divisions (P)(2)(a) and (b) of this section.

The members of the board shall be appointed as provided in the district contract. Of the members initially appointed to the board, the member described in division (P)(2)(a) of this section shall serve a term of one year; the member described in division (P)(2)(b) of this section shall serve a term of two years; and the member described in division (P)(2)(c) of this section shall serve a

term of three years. Thereafter, terms for each member shall be for four years, each term ending on the same day of the same month of the year as did the term that it succeeds. A member may be reappointed to the board, but no member shall serve more than two consecutive terms on the board.

The member described in division (P)(2)(c) of this section shall serve as chairperson of a board described under division (P)(2) of this section.

(3) A board described under division (P)(1) or (2) of this section has no powers except as described in this section and in the contract creating the district.

(4) Membership on the board of directors of a joint economic development district created under this section is not the holding of a public office or employment within the meaning of any section of the Revised Code prohibiting the holding of other public office or employment. Membership on such a board is not a direct or indirect interest in a contract or expenditure of money by a municipal corporation, township, county, or other political subdivision with which a member may be affiliated. Notwithstanding any provision of law to the contrary, no member of a board of directors of a joint economic development district shall forfeit or be disqualified from holding any public office or employment by reason of membership on the board.

(5) The board of directors of a joint economic development district is a public body for the purposes of section 121.22 of the Revised Code. Chapter 2744. of the Revised Code applies to such a board and the district.

(Q)(1) On or before the date occurring six months after the effective date of the district contract, an owner of a business operating within the district may, on behalf of the business and its employees, file a complaint with the court of common pleas of the county in which the majority of the territory of the district is located requesting exemption from any income tax imposed by the board of directors of the district under division (F)(5) of this section if all of the following apply:

(a) The business operated within an unincorporated area of the district before the effective date of the district contract;

(b) No owner of the business signed a petition described in division (J) of this section;

(c) Neither the business nor its employees has derived or will derive any material benefit from the new, expanded, or additional services, facilities, or improvements described in the economic development plan for the district, or the material benefit that has, or will be, derived is negligible in comparison to the income tax revenue generated from the net profits of the business and the income of employees of the business.

The legislative authority of each contracting party shall be made a party to the proceedings and the business owner filing the complaint shall serve notice of the complaint by certified mail to each such contracting party. The court shall not accept any complaint filed more than six months after the effective date of the district contract.

(2) Any or all of the contracting parties may submit a written answer to the complaint submitted under division (Q)(1) of this section to the court within thirty days after notice of the complaint was served upon them. Such a contracting party shall submit to the court, along with the answer, documentation sufficient to prove that the contracting party sent copies of the answer to the owner of the business who filed the complaint.

(3) The court shall review each complaint submitted by a business owner under division (Q)(1) of this section and each answer submitted by a contracting party under division (Q)(2) of this section. The court may make a determination on the record and the evidence thus submitted, or it may conduct a hearing and request the presence of the business owner and the contracting parties to present evidence relevant to the complaint. The court shall make a determination on the complaint not sooner than thirty days but not later than sixty days after the complaint is filed by the business owner. The court may make a determination more than sixty days after the complaint is filed if the business owner and all contracting parties to the district consent.

(4) The court shall grant the exemption requested in the complaint if all of the criteria described in divisions (Q)(1)(a) to (c) of this section are met.

(5) If all the criteria described in divisions (Q)(1)(a) to (c) of this section are not met, the court shall deny the complaint and the exemption.

(6) The court shall send notice of the determination with respect to the complaint to the owner of the business and each contracting party. If the court grants the exemption, the net profits of the business from operations within the district and the income of its employees from employment within the district are exempt from any income tax imposed by the board of directors of the district. If the court denies the exemption, the net profits of the business and the income of its employees shall be taxed according to the terms of the district contract and any taxes, penalties, and interest accrued before the date of the court's determination shall be paid in full. In addition, no owner of the business may submit another complaint under division (Q)(1) of this section for the same district contract. The court's determination on a complaint filed under division (Q) of this section is final.

(7) Chapter 2506. of the Revised Code does not apply to the proceedings described in division (Q) of this section.

(R)(1) No proceeding pursuant to Chapter 709. of the Revised Code that proposes the annexation to, merger of, or consolidation with a municipal corporation of any unincorporated territory within a joint economic development district may be commenced at any time between the effective date of the contract creating the district and the date the contract expires, terminates, or is otherwise rendered unenforceable. This division does not apply if each board of township trustees whose territory is included within the district and whose territory is proposed to be annexed, merged, or consolidated adopts a resolution consenting to the commencement of the proceeding. Each such board of township trustees shall file a copy of the resolution with the clerk of the legislative authority of each county within which a contracting party is located.

(2) The contract creating a joint economic development district may prohibit any annexation proceeding by a contracting municipal corporation of any unincorporated territory within the district or zone beyond the period described in division (R)(1) of this section.

(3) No contracting party is divested or relieved of its rights or obligations under the contract creating a joint economic development district because of annexation, merger, or consolidation.

(S) Contracting parties may enter into agreements pursuant to the contract creating a joint economic development district with respect to the substance and administration of zoning and other land use regulations, building codes, permanent public improvements, and other regulatory and proprietary matters determined to be for a public purpose. No contract, however, shall exempt the territory within the district from the procedures of land use regulation applicable pursuant to municipal corporation, township, and county regulations, including, but not limited to, zoning procedures.

(T) The powers granted under this section are in addition to and not in the derogation of all other powers possessed by or granted to municipal corporations, townships, and counties pursuant to law.

(1) When exercising a power or performing a function or duty under a contract entered into under this section, a municipal corporation may exercise all the powers of a municipal corporation, and may perform all the functions and duties of a municipal corporation, within the district, pursuant to and to the extent consistent with the contract.

(2) When exercising a power or performing a function or duty under a contract entered into under division (D) of this section, a county may exercise all of the powers of a county, and may perform all the functions and duties of a county, within the district pursuant to and to the extent consistent with the contract.

(3) When exercising a power or performing a function or duty under a contract entered into under this section, a township may exercise all the powers of a township, and may perform all the functions and duties of a township, within the district, pursuant to and to the extent consistent with the contract.

(U) No political subdivision shall grant any tax exemption under Chapter 1728. or section 3735.67, 5709.62, 5709.63, or 5709.632 of the Revised Code on any property located within the district without the consent of all the contracting parties. The prohibition against granting a tax exemption under this section does not apply to any exemption filed, pending, or approved before the effective date of the contract entered into under this section.

Last updated July 14, 2021 at 4:12 PM

Available Versions of this Section
December 30, 2008 – Senate Bill 129 - 127th General Assembly [View December 30, 2008 Version]

EXHIBIT C

September 13, 2016 – Amended by House Bill 182 - 131st General Assembly [View September 13, 2016 Version]
September 30, 2021 – Amended by House Bill 110 - 134th General Assembly [View September 30, 2021 Version]

EXHIBIT B

DEPICTION OF JEDD EXPANSION
(attached hereto)

Union County, Ohio Parcel Number 1700310390030, zoned Planned Development District (PD) (including any subsequent combinations and/or subdivision of such current parcel).

[To add parcel number and legal description of property to be added]

[To be attached]

Parcel Description
21.008 Acres
East of Hyland-Croy Road
South of Weldon Road

Situated in the State of Ohio, County of Union, Township of Jerome, and being part of Virginia Military Survey No. 6420 and containing 21.008 acres, said 21.008 acres being part of that original 21.887 acre tract of land conveyed to John L. Wirchanski (a.k.a. John L. Wirchainski) in Deed Book 298, Page 339 as Tract I, said 21.008 acres more particularly described as follows;

Beginning for Reference, at a mag nail set on the northeasterly corner of a 2.173 acre tract of land conveyed to Union County Board of Commissioners in I.N. 202311160008425 as Parcel 14-WD, and being on the centerline intersection of Weldon Road (T.R. 4)(R/W Varies) and Hyland-Croy Road (C.R. 2)(R/W Varies);

Thence **S 84° 54' 56" W**, with the north line of said Parcel 14-WD, the centerline of said Weldon Road (T.R. 4)(R/W Varies) and across the right-of-way of said Hyland-Croy Road (C.R. 2)(R/W Varies), **50.01 feet** to a mag nail set on the northeast corner of the residual of said Tract I, the northwesterly corner of said Parcel 14-WD, being on the centerline of said Weldon Road (T.R. 4)(R/W Varies), and being the **True Point of Beginning;**

Thence **S 04° 14' 47" E**, with the east line of the residual of said Tract I, the west line of said Parcel 14-WD, and the westerly right-of-way line of Hyland-Croy Road (C.R. 2)(R/W Varies), **631.55 feet** to an iron pin set on the southeast corner of the residual of said Tract I, the northeast corner of the residual of a 32.623 acre tract of land also conveyed to John L. Wirchanski (a.k.a. John L. Wirchainski) in Deed Book 298, Page 339 as Tract II, being in the Gordon Tri-Valley Ditch, and being on the west line of said Parcel 14-WD and said westerly right-of-way line of Hyland-Croy Road (C.R. 2)(R/W Varies);

Thence with the common line of said Tract I and Tract II, and meandering along said ditch, the following five (5) courses and distances:

1. **S 80° 41' 58" W, 225.51 feet** to an iron pin set;
2. **S 61° 19' 28" W, 163.82 feet** to an iron pin set;
3. **S 85° 11' 34" W, 277.80 feet** to an iron pin set;
4. **N 85° 18' 57" W, 555.85 feet** to an iron pin set;
5. **N 61° 59' 04" W, 103.57 feet** to an iron pin set on the southwest corner of said Tract I, the northwest corner of said Tract II, and being on the east line of a 1.745 acre tract of land conveyed to the City of Dublin in O.R. 951, Pg. 470 as Tract 92-WL and the easterly right-of-way line of U.S. Route 33 (UNI-33-20.23/FRA-33-0.00);

Thence with the west line of said Tract I, the east line of said Tract 92-WL, and the easterly right-of-way line of said U.S. Route 33 (UNI-33-20.23/FRA-33-0.00), the following three (3) courses and distances:

1. **N 21° 43' 24" W, 55.13 feet** to a point (witness a 5/8" iron pin with a cap inscribed "Zande ODOT ROW", N=0.65', E=0.20');
2. **N 37° 32' 16" W, 52.19 feet** to a point (witness a 5/8" iron pin with an illegible cap, N=0.57', E=0.24');
3. **N 20° 50' 09" W, 482.67 feet** to a point (witness a 5/8" iron pin with an illegible cap, W=0.13') on the northwest corner of said Tract I, the northeast corner of said Tract 92-WL, and being on the centerline of said Weldon Road (T.R. 4)(Varies);

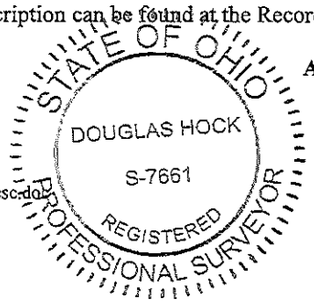
Thence **N 84° 54' 56" E**, with the north line of said Tract I and the centerline of said Weldon Road (T.R. 4)(Varies), **1471.44 feet** to the **True Point of Beginning**, containing 21.008 acres more or less and inclusive of the present right-of-way which occupies 0.674 acres more or less. Subject to all legal restrictions, easements and/or rights-of-way.

This description is based on existing records from the Union County Recorder's and Auditor's Office and an actual field survey by Advanced Civil Design, Inc. on March 25, 2024. A drawing of the above description is attached hereto and made a part thereof.

The basis of bearings is based on the Ohio State Coordinate System, North Zone, NAD83, NSRS 2011 as derived from GPS observation. A bearing of S 4°14'47" E was held for a portion of the westerly right-of-way line of Hyland-Croy Road.

All iron pins set are 5/8" diameter, 30" long rebar with a plastic cap in top inscribed "Advanced".

All references used in this description can be found at the Recorder's Office, Union County, Ohio.



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

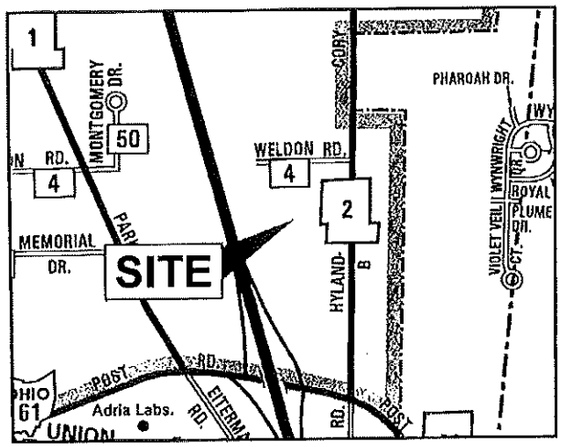
3/25/24
Date

Z:\23-0001-1408 21.008 ac lot split desc.doc

Parcel Exhibit
21.008 Acres

Jerome Township, Union County, Ohio
Virginia Military Survey No. 6420

Jerome Township
Zoning Inspector
APR 24 2024
APPROVED



LOCATION MAP
NO SCALE

LEGEND

- Iron Pin Found
- Iron Pipe Found
- M — Monument Found
- P.K. Nail Set
- Iron Pin Set

GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

The basis of bearings is based on the Ohio State Coordinate System, North Zone, NAD83, NSRS 2011 as derived from GPS observation. A bearing of S 4°14'47" E was held for a portion of the westerly right-of-way line of Hyland-Croy Road.

All iron pins set are 5/8" diameter, 30" long rebar with plastic cap inscribed "Advanced".

This exhibit is based on existing records from the Union County Recorder's and Auditor's office and from a field survey completed in September 2023.

Jerome Grand at Jacquemin Farms
P.B. 6, Pages 31A - 31D

JEROME-GRAND DRIVE (60')

TPOB

50.01'
S84°54'56"W

RPOB

P.R.O. = 0.674 Ac.

WELDON ROAD (T.R. 4) (VARIES)

N84°54'56"E 1471.44'

5/8" IPF "Illegible" W=0.13'

3/4" IPF

R/W

HYLAND - CROY ROAD (C.R. 2) (R/W Varies)

S4°14'47"E 631.55'

U.S. ROUTE 33
UNI-33-20.23
FRA-33-0.00

State of Ohio
Parcel 85WL
D.B. 226, Pg. 248

N20°50'09"W 482.67'

City of Dublin
Tract 92-WL
1.745 Ac. (Deed)
O.R. 951, Pg. 470

John L. Wirchanski
(a.k.a. John L. Wirchainski)
Tract I
21.887 Ac. (Original)
D.B. 298, Pg. 339
21.008 Acres
(By Survey)

Union County Board of Commissioners
Parcel 14-WD
2.173 Ac.
I.N. 202311160008425

N37°32'16"W 52.19'

N21°43'24"W 55.13'

5/8" IPF Illegible N=0.57' E=0.24'

5/8" IPF "Zande ODOT ROW" N=0.65' E=0.20'

N61°59'04"W 103.57'

Proposed Lot Split Line along centerline of Tri-County Ditch

N85°18'57"W 555.85'

S85°11'34"W 277.80'

163.82'
S61°19'28"W

225.51'
S80°41'58"W

City of Dublin
Tract 92-WL
1.745 Ac. (Deed)
O.R. 951, Pg. 470

John L. Wirchanski
(a.k.a. John L. Wirchainski)
Tract II
32.623 Ac. (Original)
D.B. 298, Pg. 339

STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

ADVANCED CIVIL DESIGN, INC.

3/25/24
Douglas R. Hock Date
Reg. No. 7661

DRAWN BY: JRM	JOB NO.: 23-0001-1408
DATE: 3/25/2024	CHECKED BY: DRB

ADVANCED CIVIL DESIGN ENGINEERS
781 Science Boulevard ~ Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Z:\23-0001-1408\DWG\PRODUCTION DRAWINGS\SURVEY\23-0001-1408 21.008 ac lot split.dwg Page 1 Mar 25, 2024 - 1:03:44pm murray

EXHIBIT C
ECONOMIC DEVELOPMENT PLAN

ECONOMIC DEVELOPMENT PLAN AND SCHEDULE FOR THE COLLECTION OF INCOME TAX

Introduction

The purpose of this plan, established pursuant to Section 715.72 of the Ohio Revised Code, is to set forth the economic development objectives of the City of Marysville-Jerome Township Joint Economic Development District (the "District"). This plan serves as a framework for the District's efforts to guide income and education attainment, prioritize talent retention, development, and attraction, attract employers, retain and grow the economic base, create more high-growth enterprises, and improve the civic infrastructure in Jerome Township (the "Township") and the City of Marysville (the "City") as well as throughout the region as a whole.

The District is comprised of unincorporated developable land located in growth priority development areas in the southeastern portion of Union County, Ohio, within Jerome Township, along US-33 (Ohio's 33 Smart Mobility Corridor), south of the City of Marysville. Land comprising the District is appropriately zoned for commercial, industrial, manufacturing, business, and similar uses, with the City providing municipal water and sewer services. The District is a collaborative approach between the Township and the City to support and implement the Southern Jerome Innovation area and the US 42 Growth area, each as identified and more fully described in the Union County Economic Development Strategy (2014).

The District is located along the northwestern outer-ring of the Columbus Region, at or near the border of Delaware, Franklin, Madison, and Union Counties. The District is an approximate 30-minute drive from downtown Columbus and has access to major metropolitan amenities. The Township was organized in 1821 and the City was platted in 1819. But most significant growth in the vicinity of the District has occurred during the last 40 years, led by the Honda Marysville Auto Plant's first manufactured Honda Accord in 1982. Union County has experienced rapid growth as a location of choice for new residents and businesses in the rapidly growing Columbus Region; during the period 2018 – 2019, Union County became the fastest growing county in Ohio. According to the Mid-Ohio Regional Planning Commission's insight2050 study (published in 2015 and regularly updated), Union County is expected to grow from approximately 58,000 population (2018) to more than 84,000 by 2050.

Goals

The District represents a collaborative approach to create and preserve jobs and employment opportunities throughout Union County, thereby improving the economic welfare of the residents of the Township, the City, and the State of Ohio. The District will foster and support business growth, particularly growth that is anticipated to occur on developable land within the Township's boundaries.

Schedule of New, Expanded, or Additional Services, Facilities or Improvements

In the event that economic development in the District creates a demand for public infrastructure improvements serving the District or the area surrounding the District, the District will facilitate the provision of the following new, expanded, or additional services, facilities, or improvements:

- Roads, including in certain circumstances resurfacing and maintaining;
- Water and sewer;
- Electric;
- Natural gas;
- Fiber;
- Cable; or,
- Any other improvements directly supporting non-residential development within the District or otherwise benefitting the District.

Use of Total Revenues to Fund New, Expanded, or Additional Services, Facilities or Improvements

All income tax collected from any business or entity within the District or any person working or residing within the District will be included in the total income tax revenue collected within the District (collectively, the "Total Revenues"). Of such Total Revenues, the Board of Directors of the District (the "Board") will receive sixty percent (60%) each year (with such portion referred to as "JEDD Board Revenue"), the Township shall receive twenty percent (20%) each year, and the City shall receive twenty percent (20% each year). The Board will apply the JEDD Board Revenue to pay for new, expanded, or additional services, facilities, or improvements:

- Fifty-five percent (55%) for costs of public infrastructure improvements, which may include improvements relating to roads, water and sewer, electric, natural gas, fiber, cable, or any other capital improvements directly supporting development within the District or otherwise benefitting the District. At certain times during the life of the District and up to certain threshold amounts, such infrastructure improvements include resurfacing or otherwise maintaining roadways within the District with asphalt, concrete, chip and seal, or such other materials or measures as may be deemed appropriate

- Five (5%) for the Board's administrative expenses, including any marketing of the District as may be determined necessary by the Board, and any remaining balance to be directed to the costs of infrastructure improvements.

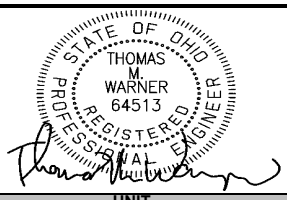
Schedule for the Collection of the Income Tax within the District

The District to be created pursuant to the provisions of the Agreement by and between the City and Township authorizes and anticipates the levy by the Board of a tax on the income of persons working or residing in the District and the net profits of businesses located in the District

at the same rate levied by the City, as that rate may be adjusted from time to time, for distribution as set forth within Section 10 of the Agreement.

EXHIBIT D
MARYSVILLE-JEROME JEDD
KIA AMENDMENT

ADVANCED CIVIL DESIGN, INC.
ENGINEER'S COST ESTIMATE
HYLAND CROY COMMERCIAL
SITE CONSTRUCTION
JEROME TOWNSHIP, UNION COUNTY, OHIO
August 29, 2024



ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	EXTENSION
SANITARY SEWER:					
		PHASE 1			
611	LUMP	SUM	EXISTING 12" SANITARY SEWER PIPE STUB TO BE REMOVED	$750.00	$750.00
611	1	EACH	CONNECTION TO EXISTING MANHOLE	$750.00	$750.00
611	9	EACH	SANITARY MANHOLE, TYPE "A" (STD DWG SAS-07)	$7,500.00	$67,500.00
611	706	LIN. FT.	10" SANITARY SEWER PIPE - SDR26 (8'-12')	$130.00	$91,780.00
611	446	LIN. FT.	10" SANITARY SEWER PIPE - SDR26 (12'-16')	$135.00	$60,210.00
611	300	LIN. FT.	10" SANITARY SEWER PIPE - SDR26 (16'-20')	$145.00	$43,500.00
611	273	LIN. FT.	12" SANITARY SEWER PIPE - SDR26 (12'-16')	$150.00	$40,950.00
611	395	LIN. FT.	12" SANITARY SEWER PIPE - SDR26 (16'-20')	$155.00	$61,225.00
611	5	EACH	10"x6" WYE FITTING	$310.00	$1,550.00
611	1	EACH	12"x6" WYE FITTING	$380.00	$380.00
611	258	LIN. FT.	6" SANITARY SERVICE LINE	$90.00	$23,220.00
611	6	LIN. FT.	6" SANITARY RISER	$24.00	$144.00
			SUB-TOTAL - SANITARY SEWER - PHASE 1 =		**$391,959.00**
		PHASE 2			
611	1	EACH	SANITARY MANHOLE, TYPE "A" (STD DWG SAS-07)	$7,500.00	$7,500.00
611	94	LIN. FT.	12" SANITARY SEWER PIPE - SDR26 (8'-12')	$145.00	$13,630.00
611	48	LIN. FT.	12" SANITARY SEWER PIPE - SDR26 (12'-16')	$150.00	$7,200.00
			SUB-TOTAL - SANITARY SEWER - PHASE 2 =		**$28,330.00**
PUBLIC WATER MAIN:					
638	1,177	LIN. FT.	12" WATER PIPE & APPURTENANCES (AWWA C909)	$110.00	$129,470.00
638	4	EACH	12" M.J. GATE VALVE WITH HEAVY DUTY BOX	$3,700.00	$14,800.00
638	2	EACH	12" M.J. GATE VALVE WITH STANDARD BOX	$3,600.00	$7,200.00
638	17	LIN. FT.	8" WATER PIPE & APPURTENANCES (AWWA C909)	$95.00	$1,615.00
638	1	EACH	8" M.J. GATE VALVE WITH STANDARD BOX	$1,800.00	$1,800.00
638	34	LIN. FT.	6" WATER PIPE & APPURTENANCES (AWWA C909) (HYDRANT LEADS)	$60.00	$2,040.00
638	5	EACH	6" M.J. GATE VALVE WITH STANDARD BOX	$1,600.00	$8,000.00
638	5	EACH	FIRE HYDRANT	$3,700.00	$18,500.00
			SUB-TOTAL - PUBLIC WATER MAIN =		**$183,425.00**
PRIVATE WATER SERVICE TO THE METER:					
638	1	EACH	CONNECTION TO SERVICE STUB	$650.00	$650.00
638	320	LIN. FT.	8" WATER PIPE & APPURTENANCES (AWWA C909)	$95.00	$30,400.00
638	11	LIN. FT.	3" WATER PIPE & APPURTENANCES (AWWA C909)	$35.00	$385.00
			SUBTOTAL PRIVATE WATER SERVICE TO THE METER=		**$31,435.00**

SUB-TOTALS:	
SUB-TOTAL - SANITARY SEWER - PHASE 1 =	$391,959.00
SUB-TOTAL - SANITARY SEWER - PHASE 2 =	$28,330.00
SUB-TOTAL - PUBLIC WATER MAIN =	$183,425.00
SUBTOTAL PRIVATE WATER SERVICE TO THE METER=	$31,435.00
TOTAL =	**$635,149.00**

Exclusions:
- MUNICIPAL REVIEW FEES
- ROCK EXCAVATION
- DEWATERING
- PRIVATE UTILITY EXTENSIONS
- INSPECTION FEES
- CONSTRUCTION STAKING

Zack Bordner
Mark Reams
Henk Berbee

ORDINANCE _____

TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS FOR VARIOUS PURPOSES AND TO AMEND THE 2025 ANNUAL OPERATING BUDGET

WHEREAS, the Finance Committee reviewed the supplemental appropriations as outlined below and recommended approval on April 28, 2025; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. That the appropriations are to be increased, as follows:

Line Item	Description	Supplemental Amount	Reason
General Fund			
100190-546017	Transfer Out	$800,000.00	Purchases of Land
100190-546017	Transfer Out	$100,000.00	To Accrued Leave Fund
	TOTAL GENERAL FUND	**$900,000.00**	
Capital Fund			
439060-460434	Transfer In	$800,000.00	Purchases of Land
439400-557005	Land Acquisition	$800,000.00	Purchases of Land
Police Pension Fund			
211-131-544007	County Auditor Fees	$3,800.00	Did not appropriate enough to these this line item. It is an in and out so no GF money necessary
Fire Pension Fund			
212-132-544007	County Auditor Fees	$3,800.00	Did not appropriate enough to these this line item. It is an in and out so no GF money necessary

Accrued Leave Fund			
231060-460434	Transfer In	$100,000.00	More Accrued Leave expenses than expected
231200-521500	Accrued Leave Payout	$100,000.00	More Accrued Leave expenses than expected
Mun Court Prob Fine Fund			
244-200-521058	Workers Compensation	$500.00	Two FY being paid in 2025
Sanitation Fund			
505505-574028	Principal	$25,985.28	Richwood Installment Loan
505505-574029	Interest	$13,889.64	Richwood Installment Loan
505505-557001	Capital Improvement	$70,000.00	Emergency Vehicle Replacement
	TOTAL SANITATION FUND	**$109,874.92**	
Water Fund			
550550-546001	IT Technical Services	$125,000.00	Not all the amt in Cleargov went into budget
JEDD Fund			
981030-430405	Business & Corp IT	$50,000.00	
981030-430406	Employer Withheld IT	$100,000.00	
981981-532001	Materials & Supplies	$1,500.00	Expenses related to JEDD, was new fund in 2024 & didn't make 2025 Budget
981981-544014	Income Tax Contract Share	$150,000.00	Higher than expected collections
	TOTAL JEDD FUND	**$151,500.00**	
	TOTAL UNCLAIMED MONEYS FUND	***See following page***	

	GRAND TOTAL	***$2,124,474.92***	
	General Fund	**$900,000.00**	
	Special Revenue Funds	**$908,100.00**	
	Debt Service Fund	**$0.00**	
	Enterprise Funds	**$164,874.92**	
	Agency Funds	**$151,500.00**	

SECTION II. That the 2025 Annual Operating Budget of the City of Marysville be amended as identified above.

1st Reading: May 12, 2025

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

Terry Emery

ORDINANCE _____

TO SET COMPENSATION FOR CITY COUNCIL IN 2026 AND 2027

WHEREAS, per City Charter Section 2.04, City Council shall by Ordinance, establish the salaries of City Council; and

WHEREAS, Ordinance 35-19 and the Rules of Council establish that Council will assess its wages every two years; and

WHEREAS, the City Human Resources Department completed a study consisting of: An internally generated wage survey of comparable Ohio municipalities, a review of the 2024 Mid-Ohio Regional Planning Commission Wage Survey, and took into great consideration the Ohio Public Employees Retirement System (OPERS) Minimum Monthly Wage to establish OPERS full service credit; and

WHEREAS, that study resulted in a recommendation that was reviewed and approved by the City Manager and Finance Director; and

WHEREAS, study and proposed salaries were reviewed and discussed during a City Council Work Session on April 7, 2025; and

WHEREAS, Ordinance 15-17 specifies that in consideration of the additional duties expected of the President of Council as set forth in Section 5.01 of the City Charter and the Rules of Council, it is the desire of Council that the President of Council continue to earn 25% more; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. Effective January 1, 2026, the annual salary for Council Members shall be $9,320.

SECTION II. Effective January 1, 2027, the annual salary for Council Members shall be 9,600, which shall remain in effect until modified by Ordinance pursuant to Section 2.04 of the City of Marysville Charter.

SECTION Ill. As a result of the expected duties and responsibilities, the President of Council shall receive an additional 25% compensation.

1st Reading: May 12, 2025

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

Terry Emery

ORDINANCE _____

TO SET COMPENSATION FOR THE CITY LAW DIRECTOR FROM 2026 - 2029

WHEREAS, per City Charter Section 2.04 City Council shall establish the salary for the elected position of the Law Director; and

WHEREAS, City Council needs to establish by ordinance the salary for the position for the upcoming term beginning January 1, 2026 and ending December 31, 2029, and said ordinance shall be effective on or before July 30, 2025; and

WHEREAS, the Human Resources Department has reviewed compensation for the City Law Director and has conducted a survey of the salaries of Law Directors for other Ohio cities with similar demographics; and

WHEREAS, the Director of Finance has reviewed the results of the survey, and together with the Human Resources Department, recommends the salaries for the upcoming term as set forth below; and

WHEREAS, the study and proposed salaries were reviewed and discussed during a City Council Work Session on April 7, 2025; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The annual salary for the Law Director of the City of Marysville for the term beginning January 1, 2026 and ending December 31, 2029 shall be as follows:

- 2026: $145,626
- 2027: $151,451
- 2028: $157,509
- 2029: $163,809

SECTION II. The position of Law Director shall be full time and he or she shall not be permitted to practice law outside of representing the City in accordance with the provisions of the City Charter and Ordinances.

1st Reading: May 12, 2025

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

ORDINANCE _____

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE A ZONING AMENDMENT APPLICATION TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST SECTION I PLANNED UNIT DEVELOPMENT (PUD)

WHEREAS, on May 6, 2025, the City Planning Commission reviewed an application for a Zoning Amendment to the Planned Unit Development (PUD) zoning for the Marysville East Section I PUD set forth in Appendix A of Exhibit A, incorporated herein; and

WHEREAS, said amendment set forth in Appendix A of Exhibit A only includes the Marysville East Amendment 1B, and Appendix B of Exhibit A includes the full Marysville East Section I updated Development text; and

WHEREAS, to date, the PUD zoning for Marysville East is comprised of four sections, all of which were annexed separately by Ordinance and subsequently zoned separately by Ordinance, and the corresponding Ordinances are listed here: 003-2024, 004-2024, 006-2024, 007-2024, 040-2024, 041-2024, 046-2024 and 047-2024; and

WHEREAS, this rezoning concerns all of the land contained within the annexed property known as Marysville East Section IV and some of the land contained within the annexed property known as Marysville East Section I; and

WHEREAS, the Planning Commission recommended approval of the amendment as set forth in Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning amendment with publication in a newspaper of general circulation with at least seven (7) days' notice of said hearing; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. City Council agrees with the recommendation from Planning Commission and hereby approves the application for a Zoning Amendment to the Planned Unit Development (PUD) zoning for the Marysville East Section I PUD as set forth in Exhibit A.

SECTION II. The Clerk of Council shall cause the Planning and Zoning Code of the Codified Ordinances to be amended accordingly.

1st Reading _____

2nd Reading _____

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

EXHIBIT A

RESOLUTION _____

TO APPROVE A ZONING AMENDMENT APPLICATION TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST SECTION 1 PLANNED UNIT DEVELOPMENT

WHEREAS, on May 6, 2026, the City Planning Commission has reviewed an application for a Zoning Amendment to the Planned Unit Development (PUD) zoning for Marysville East Section 1 PUD as set forth in Appendix A, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the Zoning Amendment of the PUD, which is set forth in Appendix A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. The City Planning Commission recommends to City Council that the requested Amendment to the Planned Unit Development zoning of Marysville East Section 1 be **APPROVED** in accordance with this Resolution.

Passed 5-6-2025

Chairman of Planning Commission

ATTEST:

Planning and Development Manager, Ashley Gaver

Appendix A:

Marysville East Amendment 1B Only Development Text

Appendix A - Marysville East Section 1 Amendment 1B Only Text

Marysville East Section #1B

Marysville, Ohio



Marysville East PUD Development Plan
Section #1 Approved – January 8, 2024
Section #1A Amendment Approved – June 11, 2024

Section #1B – Submitted April 8, 2025
Revised May 15, 2025

Rockford Development Investments (RDI)
Contact: Bart A. Barok, Partner
999 Polaris Parkway, Suite 200
Columbus, Ohio 43240
614-286-2055

Development Plan Document Index

1. PUD Development Plan Application
2. Marysville East Annexations – Regional Map
3. Regional Vicinity (Context) Map
4. Survey and Legal Description
5. Existing Conditions Map – Buildings, Structures, & Tree Clearing (Revised 5.16.25)
6. 100 Year Flood Zone Map
7. Development Plan
    a. Section #1B
    b. Section #1 – Subarea C
    c. Jolly Road Buffer Map
8. Development Text
    a. Rezoning Statement
    b. General Development Standards
    c. Description of Each Subarea
        i. List of Permitted Uses
        ii. Lot Sizes, Setbacks, Height, Open Space, and Coverage
        iii. Density
        iv. Access, Parking, Loading, and Pedestrian Connectivity
        v. Landscaping
        vi. Architectural, Site, and Lighting
        vii. Signage
    d. Additional Information Requested
        i. Specific objectives section 1135.01
        ii. Public services
        iii. Comprehensive plan conformity

Received (stamp):

209 S. Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

PLANNING COMMISSION APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) - DEVELOPMENT PLAN

***** 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.**
- **Any construction and/or occupancy of the site for which the PUD Development Plan 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 to be rezoned: Multiple parcels on the north and south side of Watkins Road - See ownership list

Present Zoning District: Paris/Dover Township Res/Ag Present Use of the Land: Agricultural / Undeveloped / SF

Proposed Zoning District: PUD Proposed Use of the Land: Industrial/Innovation

Owner of Property: See attached

Owner's Address (Street): See attached

City, State and Zip Code: See attached

Owner's Telephone Number: See attached

Applicant Information *(Please print clearly)*

Applicant: Bart A. Barok ☐ Owner ☐ Agent ☒ Representative ☐ Other

Company: Rockford Development Investements (RDI)

Address (Street): 999 Polaris Parkway, Suite 200

City, State and Zip Code: Columbus, Ohio 43240

Telephone Number: 614-286-2055

E-mail Address: bbarok@Rockfordhomes.net

CITY OF marysville
where the grass is greener
209 S. Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

PLANNING COMMISSION APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) - DEVELOPMENT PLAN

Property Owners / Signature Page

Owner of Property: Cougar State Farms Limited Partnership
Owner Address: 3160 Kingsmead Trace, Dublin Ohio 43017
Owner's Telephone #: Private

Signature of Owner: _____ Date: 11/11/24

Owner of Property: Steven R. Elliott, Trustee
Owner Address: 14802 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: _____, Trustee Date: 11-11-24

Owner of Property: The Marysville Land Company, LLC
Owner Address: 8000 Walton Parkway, Ste 200, New Albany, Oh 43054
Owner's Telephone #: Private

Signature of Owner: _____ Date: 12/03/2024

Owner of Property: Karl R. & Merilyn V. Martin
Owner Address: 14872 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: _____ Date: 11/11/2024
Merilyn V. Martin 11/11/2024

CITY OF marysville
where the grass is greener

209 S. Main Street • Marysville, Ohio 43040
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

PLANNING COMMISSION APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) - DEVELOPMENT PLAN

Property Owners / Signature Page

Owner of Property: Joan Robinson
Owner Address: 14419 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Joan Robinson Date: 11/11/24

Owner of Property: Mary L. & David Wilson
Owner Address: 14501 Watkins Road, Marysville, Ohio 43040
Owner's Telephone #: Private

Signature of Owner: Mary L. Wilson Date: 11/27/24

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

Signature of Applicant: _____ Date: 3-24-2025

Signature of Owner: See Attached Date: _____

FOR CITY USE ONLY

Paid (stamp):

Fees Due: $500 $ _____

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

Jeff Beard 4/9/25

City Staff Date

DECISION OF THE PLANNING COMMISSION

☑ Approved

☐ Disapproved

☐ Approved with conditions

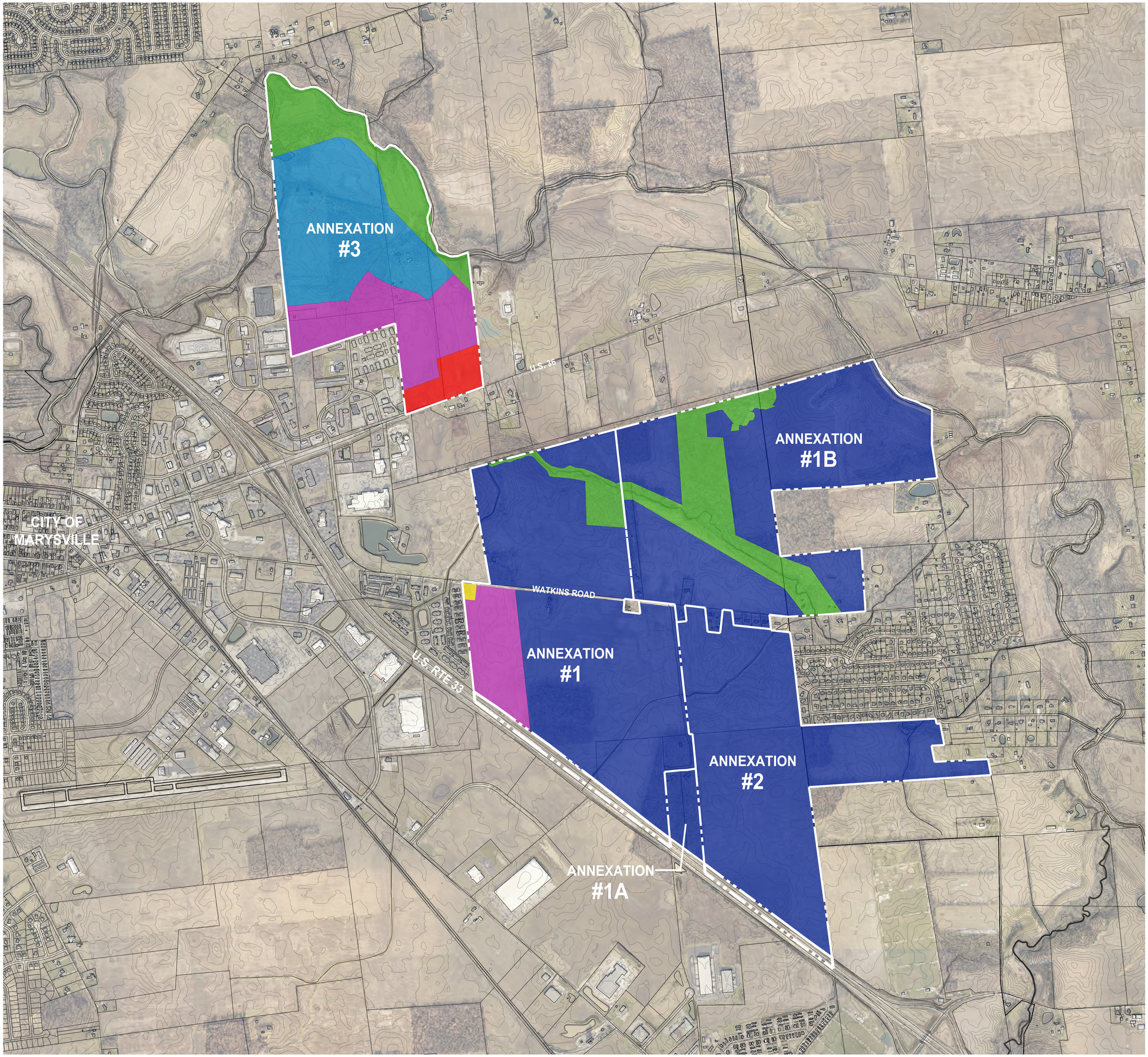
_____

_____

_____

Michael Nickoson 05/13/2025

Chairperson, Planning Commission Date



Land Use Data:

Total Area:	± 1139.385 Acres
Innovation District:	± 756.12 Acres
Commercial:	± 15.88 Acres
Single Family Residential:	± 109.75 Acres
Multi-family Residential:	± 101.71 Acres
Lift Station:	± 1.14 Acres
Open Space:	± 135.89 Acres
US 33:	± 18.89 Acres

MARYSVILLE EAST - LAND USE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 500 1500 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



MARYSVILLE EAST - VICINITY MAP

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 500 1500 N

G2 PLANNING + DESIGN | ROCKFORD DEVELOPMENT INVESTMENTS

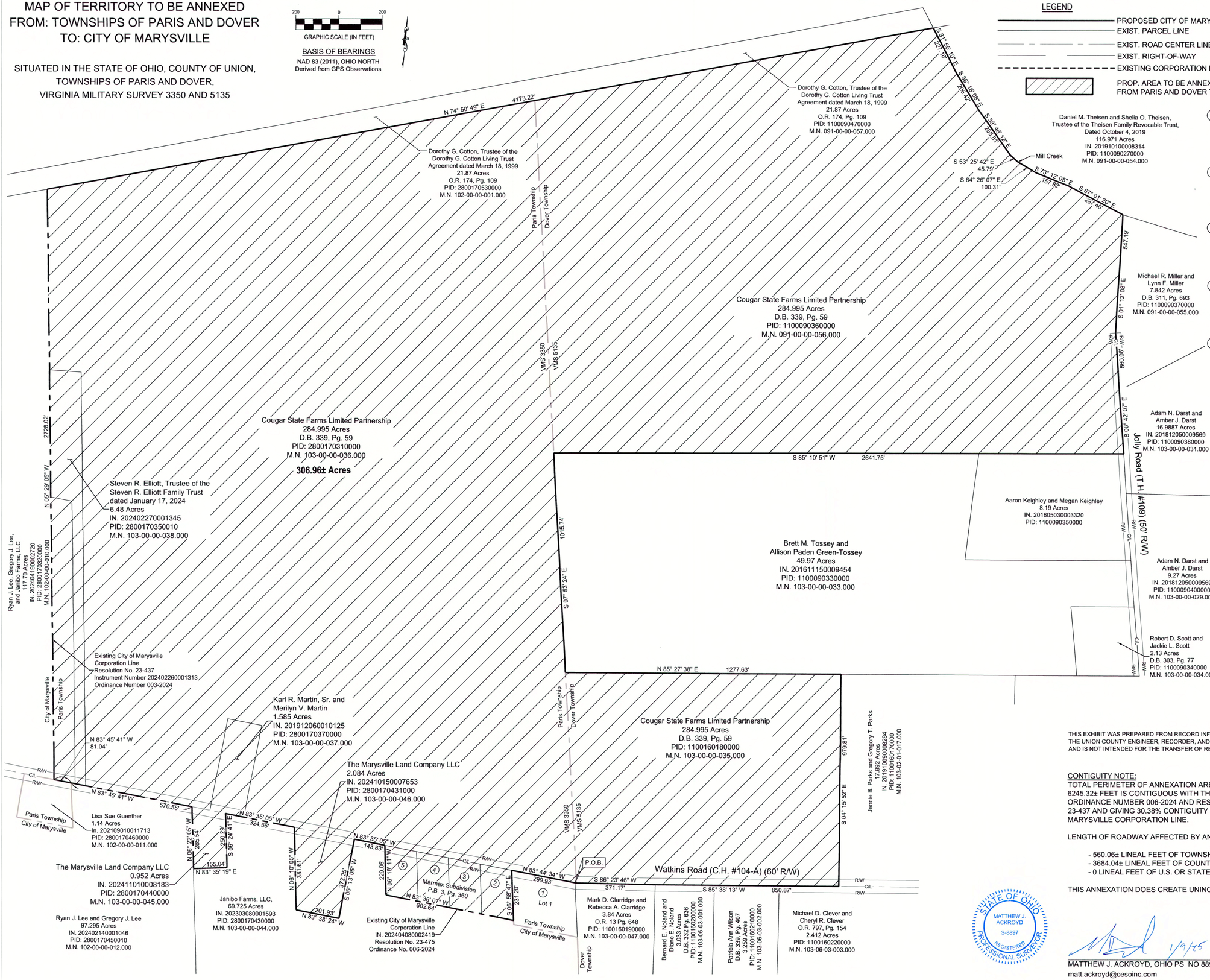
MAP OF TERRITORY TO BE ANNEXED FROM: TOWNSHIPS OF PARIS AND DOVER TO: CITY OF MARYSVILLE

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION,
TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY 3350 AND 5135

200 0 200
GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

LEGEND
- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS AND DOVER TOWNSHIPS



1. Joshua A. Honaker and Ashley Lynn Cummons Honaker
Lot 1
IN. 201611030009125
PID: 2800170380000
M.N. 103-05-01-001.000

2. Joan H. Robinson
Lot 2
IN. 202306130004072
IN. 202406050003859
PID: 2800170390000
M.N. 103-05-01-002.000

3. The Marysville Land Company LLC
Lot 3
IN. 202411010008228
PID: 2800170400000
M.N. 103-05-01-003.000

4. The Marysville Land Company LLC
Lot 4
IN. 202410230007873
PID: 2800170410000
M.N. 103-05-01-004.000

5. Mary L. Wilson and David Wilson
Lot 5
O.R. 937, Pg. 336
PID: 2800170420000
M.N. 103-05-01-005.000

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 20555.64± FT, OF WHICH 6245.32± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY ORDINANCE NUMBER 006-2024 AND RESOLUTION NUMBER 23-475 and 23-437 AND GIVING 30.38% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 560.06± LINEAL FEET OF TOWNSHIP ROADS
- 3684.04± LINEAL FEET OF COUNTY ROADS
- 0 LINEAL FEET OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

1/9/25

MATTHEW J. ACKROYD, OHIO PS NO 8897 DATE
matt.ackroyd@cesoinc.com

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

Annexation
306.96± Acres

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	764162
Scale:	1"=200'
Drawn By:	VJM
Checked By:	MJA
Date:	01/08/2024
Issue:	N/A

Drawing Title:

LEGAL DESCRIPTION

Description of 306.96 +/- Acres to be annexed from Paris and Dover Township to City of Marysville

Situated in the State of Ohio, County of Union, Township of Paris and Dover, Virginia Military Survey 3350 and 5135, being all of a 284.995 acre tract as conveyed to Cougar State Farms Limited Partnership, of record in Deed Book 339, Page 59, all of a 6.48 acre tract as conveyed to Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024, of record in Instrument Number 202402270001345, all of a 1.585 acre tract as conveyed to Karl R. Martin, Sr. and Merilyn v. Martin, of record in Instrument Number 201912060010125, all of a 0.952 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202411010008183, all of a 2.084 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202410150007653, all of Lots 2-5 of Marmax Subdivision, of record in Plat Book 3, Page 360, all deed references refer to the records of the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 1 of said Marmax Subdivision, being in the centerline of Watkins Road (C.H. #104-A);

Thence North 83°44'34" West, with said centerline, a distance of 299.93 feet to the northwest corner of said Lot 1;

Thence South 6°58'47" West, with the easterly line of Lot 2, a distance of 231.20 feet to the southeasterly corner of Lot 2 and in a northerly line of the existing City of Marysville corporation line of Instrument Number 202404080002419 and Resolution Number 23-475 and Ordinance Number 006-2024;

Thence continuing with said Corporation line and the northerly perimeter of a 69.725 acre tract as conveyed to Janibo Farms, LLC, of record in Instrument Number 202303080001593 the following courses:

North 83°36'07" West, with the southerly of said Marmax subdivision, a distance of 602.64 feet to the southwesterly corner of said Lot 5;

North 6°18'11" West, with the westerly line of said Lot 5, a distance of 229.06 feet to the northwesterly corner of Lot 5 and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 143.83 feet to the northeasterly corner of said 2.084 acre tract;

South 6°13'05" West, with the easterly line of said 2.084 acre tract, a distance of 372.25 feet to the southeasterly corner thereof;

North 83°38'24" West, with the southerly line of said 2.084 acre tract, a distance of 201.93 feet to the southwesterly corner thereof;

North 6°10'05" West, with the westerly line of said 2.084 acre tract, a distance of 381.61 feet to the northwesterly corner thereof and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 324.56 feet to the northeasterly corner of said 0.952 acre tract;

South 6°24'41" East, with the easterly line of said 0.952 acre tract, a distance of 250.29 feet to the southeasterly corner thereof;

South 83°35'19" West, with the southerly line of said 0.952 acre tract, a distance of 155.04 feet to the southwesterly corner thereof, in the easterly line of a 97.295 acre tract as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001046;

Thence continuing with said Corporation line the following courses:

North 6°22'05" West, with the easterly line of said 97.295 acre tract, a distance of 285.54 feet to the northeasterly corner thereof and being in said centerline of Watkins Road;

North 83°45'41" West, with said centerline and the northerly line of said 97.295 acre tract, a distance of 570.55 feet to northeast corner of a 1.14 acre tract as conveyed to Lisa Sue Guenther, of record in Instrument Number 202109010011713;

South 86°23'46" West, continuing with said centerline and the northerly line of a 3.84 acre tract conveyed to Mark D. Clarridge and Rebecca A. Clarridge, of record in Official Record 13, Page 648, a distance of 371.17 feet, to the **POINT OF BEGINNING** containing **306.96 +/-** acres, more or less.

The total perimeter of annexation area is 20555.64 feet, of which 6245.32 feet are contiguous with the City of Marysville, giving 30.38% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared for annexation purposes only.

The bearings shown above are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).



CESO Inc.

1/9/25

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897



MARYSVILLE EAST - EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 200 600 N

G2 PLANNING + DESIGN

..\..\..\RDI-Logo.jpg

Appendix A - Marysville East Section 1 Amendment 1B Only Text

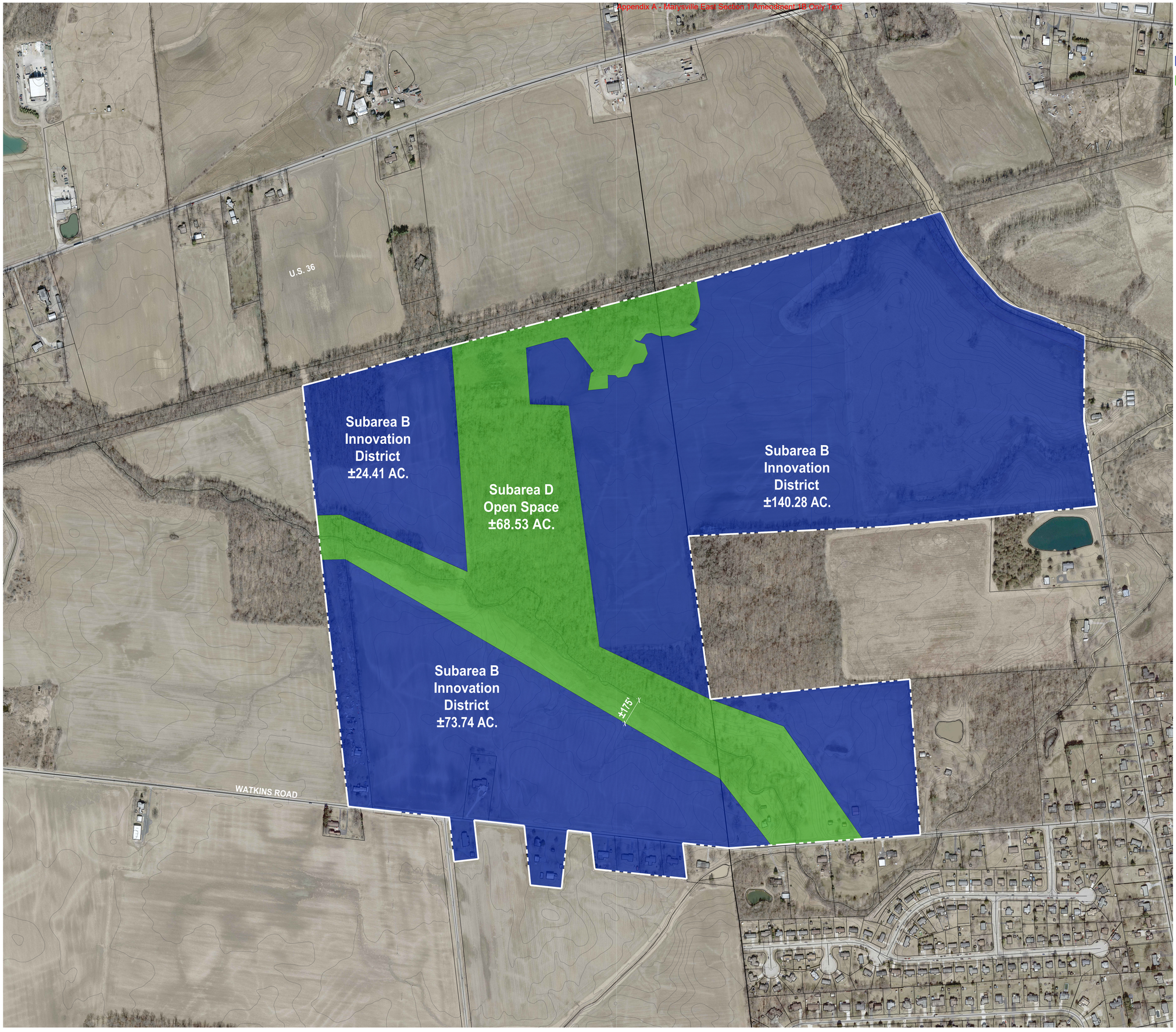


MARYSVILLE EAST ANNEXATION 1B
100 YEAR FLOOD ZONE
MARYSVILLE, OHIO 3-13-25

0 750 2,250 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



1B Subarea Data:

Total Site:	± 306.96 Acres
Subarea B Innovative District:	± 238.43 Acres
Subarea D Open Space:	± 68.53 Acres

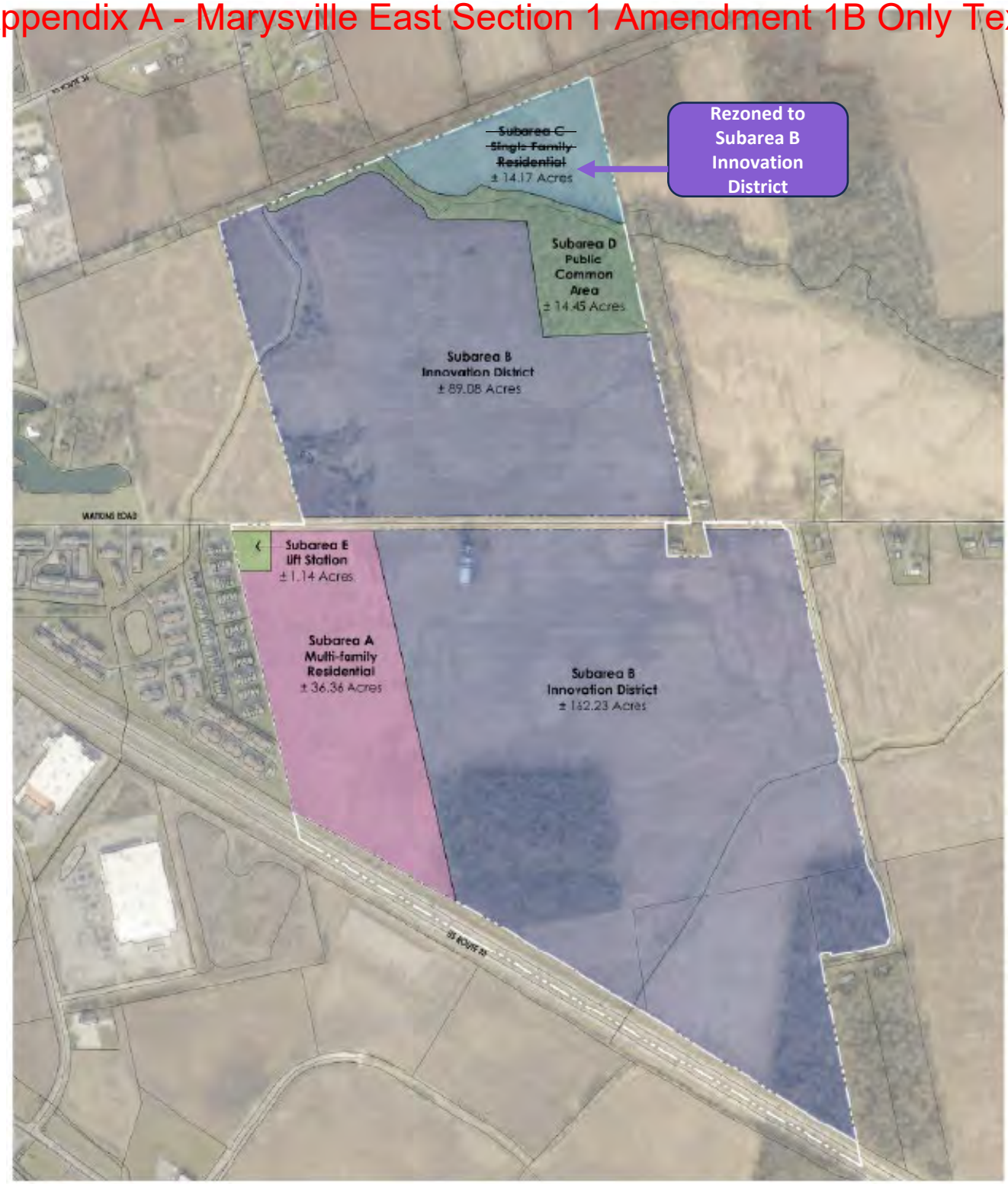
MARYSVILLE EAST - 1B SUBAREA PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 200 600 N

G2 PLANNING + DESIGN | ROCKFORD DEVELOPMENT INVESTMENTS

Appendix A - Marysville East Section 1 Amendment 1B Only Text



SUBAREA DATA

Total Site:	± 326.865 Acres
Subarea A Multifamily Residential:	± 36.36 Acres
Subarea B Innovation District:	± 251.31 Acres
Subarea C Single Family Residential:	± 14.17 Acres
Subarea D Public Common Area	± 14.45 Acres
Subarea E Lift Station:	± 1.14 Acres
US 33 Acreage:	± 11.93 Acres

WATKINS CENTRAL - SUBAREA PLAN
CITY OF MARYSVILLE, UNION COUNTY, OHIO

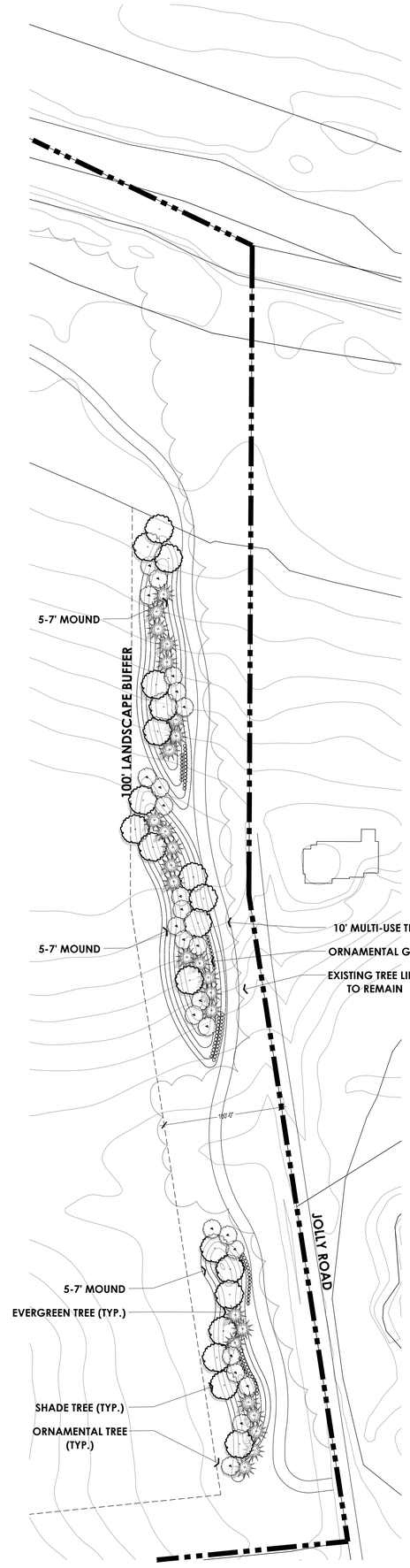
EXHIBIT C



C LANDSCAPE BUFFER ELEVATION GRAPHIC
N.T.S.



A BUFFER TYPOLOGY EXHIBIT
0 100 200 300



B LS BUFFER ENLARGEMENT
0 40 80 120

MARYSVILLE EAST - BUFFER PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

N

G2 PLANNING + DESIGN

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Appendix A - Marysville East Section 1 Amendment 1B Only Text

REZONING STATEMENT

The Marysville East PUD Development Plan for Section #1 was approved by City Council as Ordinance 004-2024 on January 8, 2024 and included 336.865 acres. The PUD was later expanded by 15.1 acres via Marysville East Section 1A. Rockford Development Investments (RDI) and The Marysville Land Company (MLC) is in contract to purchase 9 additional parcels and will be annexing into the City of Marysville approximately 306.96 acres located on both sides of Watkins Road between Buxton Meadows and the Watkin Glen apartments. The collective parcels of Section 1B, to be annexed, are bound on the western side by the existing property included in Marysville East Section #1 and to the south by the property included in Marysville East Section #2.

The Marysville East Section #1 PUD Development Plan is being amended to include these nine parcels and will expand the areas included Subarea B – Manufacturing / Innovation District and Subarea D – Public Common Area. In addition, this amendment to Section #1 PUD proposes to rezone a 14.17-acre portion of Section #1 PUD from Subarea C - Single Family Residential to Subarea B – Manufacturing / Innovation District.

The total subareas being zoned equal approximately 306.96 acres, with 252.6 included in Subarea B – Innovation/Manufacturing District and 68.53 acres to Subarea D – Open Space. The 252.6 acres of Innovation/Manufacturing includes the conversion of the 14.17-acre parcel from residential. There is also a difference between the annexation and the zoned acreage is related to the public ROW along Watkins Road. This amendment does not change any use or development standards that apply to the original acreage within the approved PUD for Marysville East Section #1, Subarea B and D. These areas and text remain unchanged and are being restated herein for the sole purpose of convenience.

As for the rezoning of the 14.17-acre parcel from Subarea C - Single Family Residential to Subarea B – Manufacturing / Innovation District, all of the development standards below hereby apply to this acreage.

Upon approval, the combined acreage related to Section 1, with amendments, will be as follows:

Subarea A (Multi-family)	36.36 ac.
Subarea B (Innovation District)	519.01 ac.
Subarea C (Single Family Residential	0.00 ac.
Subarea D (Public Common Area)	82.98 ac.
Subarea E (Lift Station)	1.14 ac.
ROW (Watkins, Wildwood)	19.43 ac.
Total Acreage	658.925 ac.

GENERAL DEVELOPMENT STANDARDS

Marysville East Section #1B will be developed in accordance with the Marysville East Section #1 Rezoning Statement, and the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within a particular subarea will be governed by the detail provided in each subarea. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Commercial/Retail to existing or proposed Residential will be expanded. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Commercial/Retail to Residential
    - Minimum 25' from the property line on the Residential parcel from any roadway, parking, or building
    - Minimum 50' from the property line for parking and pavement, and 100' from the property line for the building on the Manufacturing/Light Industrial/Office/Commercial/Retail parcel.

In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply. Should any portion of Watkins Road be eliminated as part of this development, any and all setbacks or right of way related to Watkins Road will no longer apply.

Landscape buffering shall be required between any residential and commercial uses, and between any manufacturing use and residential use. When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

With the creation of the Community Authority and subarea D, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks and open space requirements within each developed subarea, it's anticipated that the overall common area/open space for Marysville East will be more than the standard requirements. Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are

removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. The right-of-way width of Street "A" will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bi-pass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bi-pass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on BOTH sides. The multi-purpose trail may be located either within or outside of the right of way. The developer shall dedicate right of way along Watkins Road to the City extending for a minimum distance of 40' on both sides of the centerline. The final distance will be determined based on the approved thoroughfare plan. The desired species of street trees will be determined by the developer and the City of Marysville Arborist.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along both sides of the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea D will be limited to locations adjacent to public roadways.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development

techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Area subareas. Electric charging stations will be installed and available within all multi-family residential developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

Community Authority

It is anticipated as part of the overall Marysville East development that a Community Authority will be established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Areas throughout the development and may take ownership of such areas. The millage charged to the future residents will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District (approximately 252.6 acres) is generally located to the north of Watkins Road but does include a few of the individual homes on the southside of Watkins Road. The total acreage of this Subarea includes the 14.17 acres being rezoned from residential from Section 1. The northern property line the old railroad tracks generally running east-west. This industrial/manufacturing area will provide additional ground for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

In implementing this subarea, the applicant will rely on the underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designation and requirements contained in Section 1121.13 and 1121.14 respectively, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below and in this Development Plan application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

List of Permitted Uses

- Artisan Workshop
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities – includes electrical substations
- Essential Private Services and Utilities – includes water or material storage tanks, generator yards, chillers, and other exterior equipment reasonably necessary for the operation of a permitted use
- Laboratory Research Facility
- Manufacturing, General

- Professional Offices
- School, College or University, Vocation and Technical, Trade or Business
- Warehousing, Private/Public
- Wholesale and Distribution
- Data Processing/Call Center
- Data Center
- Light Manufacturing
- Wireless Telecommunications Antenna, Facility, and/or Tower

For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses. The term "data centers" shall mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information.

Conditional Uses. The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:

- Ground Passenger Dispatch
- Warehousing, Personal Storage/Mini
- Recycling Centers, if operated at an industrial scale
- Extended Stay Hotel

The term "Recycling Centers" shall mean "a facility designed to accept recyclable material including but not limited to plastics, paper products, batteries, and electronic equipment in bulk for the purpose of converting such products into reusable raw material or extracting therefrom reusable components or material and which does not accept material from individual consumers or the general public."

Accessory Structures

- Permitted accessory structures shall not be limited to those listed in applicable provisions of the Code or those defined below, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application.
    - Approved Accessory Structures:
        - Electrical substations
        - Water or material storage tanks
        - Generator yards
        - Chillers, including roof-top and ground mounted equipment
        - Other external equipment reasonably necessary for operations of permitted or conditional uses

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100' within this subarea, and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- Open space will be a minimum of 10%
- There is no maximum lot coverage for this subarea as long as all setbacks are satisfied.

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Road A and Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - The minimum setback from the northern perimeter boundary line of this subarea shall be 25' for parking and pavement and 50' for buildings.

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a new Road A.
    - Entrances into the subarea from Watkins Road and Road A and the associated internal roadways will be defined as part of the Engineering phase of each project.
- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building.
- Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks, and/or multi-purpose trails which will serve as a connection to the main trail system along both sides of Watkins Road and Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way and shall follow City Engineering requirements. No pedestrian connections shall be required along US 33.

Landscaping

- Perimeter fencing will be added to the south side along US 33 as well as both sides of Subarea B along Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.
- The landscape treatment along the eastern and western boundaries of subarea B will include a three-foot (3') mound located within the parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.
- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from

public rights-of-way.

- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
    - Tree Preservation Zones: A Tree Preservation Zone shall be located to preserve and protect trees in locations that are identified on the Existing Conditions Exhibits. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed. All other existing tree stands noted on Exhibit – Subarea B Existing Conditions Plans may be removed from this Subarea. These trees will be removed as soon as zoning entitlements and environmental assessments are complete and the City of Marysville's Tree replacement program will not apply to these areas. A tree-clearing exhibit is included in this application to be certain what areas will be cleared. Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.
    - Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

Open Space

- As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this subarea, the definition in this paragraph shall be used. Within this subarea, open spaces may be, but shall not be required to be, open for use by the general public.

Fencing

- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

Perimeter Landscape Standards

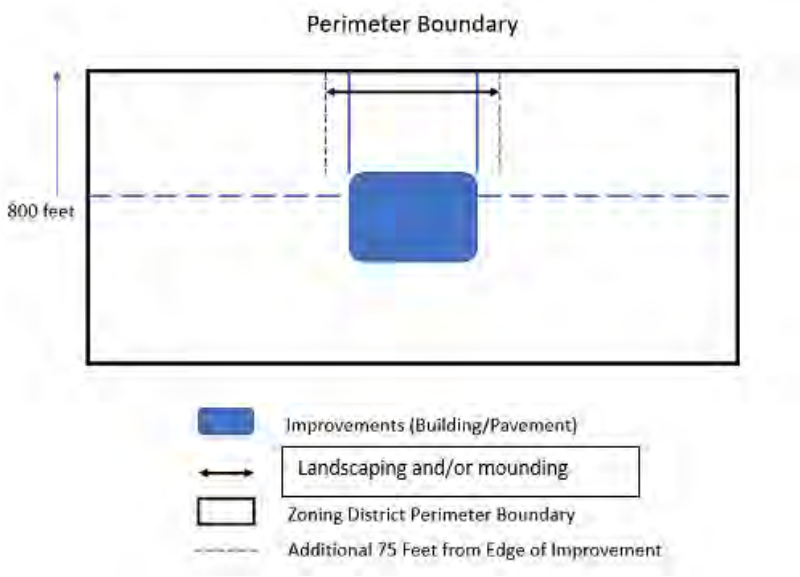
- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any

permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points.

- If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

- Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:

Appendix A - Marysville East Section 1 Amendment 1B Only Text



Additional buffering along Jolly Road and the adjacent property has been proposed and an exhibit has been added to this submission that details this information.

Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea and Section 1133 of the zoning code shall not apply except with respect to Office Buildings:
    - Building designs shall not mix architectural elements or ornamentation from different styles.
    - Buildings shall be required to employ a consistent use of materials on all elevations.
    - The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
    - Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
    - Additional building images for each major typology are included in the Exhibits.
- Building Forms
    - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
    - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
    - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum,

metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.

- Primary building colors shall be natural or neutral colors, including variations in the shade of colors in order to break up long facades. Up to two (2) additional colors may be used as accent elements. Fluorescent building colors are prohibited.
- Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
- Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents is permitted. Accents will feature at a minimum a different design element which could be an alternative material or color.
- Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

- Additional Standards
  - In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
    - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.
    - Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.
    - The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
    - Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
    - HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.
- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located

within this subarea, the Design Review Board may waive or reduce these screening requirements.

- Data Center Buildings
    - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:





Appendix A - Marysville East Section 1 Amendment 1B Only Text



Signage

- The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a Design Review Board application for subarea B – Industrial. This master signage plan will be coordinated with the residential and multi-family subareas to provide a similar design theme. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the entirety of this subarea. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.

Lighting

- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles, including the base, shall not exceed 28 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height, each height measurement to include the base and as measured from the pavement level.
- No permanent-colored lights which would result in a "color washing" of a building or neon or florescent lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

Appendix A - Marysville East Section 1 Amendment 1B Only Text

Subarea C – Single-Family Residential - REZONED

With the rezoning of approximately 14.17 acres, previously zoned as subarea C under the Marysville East Section #1 PUD, subarea C will be reduced to zero acres. The 14.17 acres is hereby rezoned as part of this amendment as subarea B - Manufacturing/Innovation District and will follow the guidelines established for subarea B. This acreage has been included in the Section 1B Subarea B total of 252.6 acres shown above.

Subarea D – Public Common Area

The natural features in this public common area subarea (approximately 68.53 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and businesses to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Park
- Community Garden
- Commercial Recreation (outdoor)
- Essential Public Services and Utilities
- Necessary Roadway Crossings

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.

1135.01 (b) Specific Objectives:

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are consistent with all applicable plans including but not limited to the Comprehensive Plan (2018), Thoroughfare Plan, and the intent of the Ordinance.

The proposed Sections #1, #1A, #1B, #2 & #3 PUDs contain include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The blending of all these uses could not be achieved under a straight zoning district.

(2) Allow the creation of development standards that respect the unique characteristics, natural quality, and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

Marysville East Section #1, #1A, #1B, #2 & #3 PUDs provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Section #1, #1A, #1B, & #3 consists of approximately 136 acres. This public common area will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

(3) Promote economical and efficient use of land and reduce infrastructure costs through unified development.

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses.

The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements.

(4) To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.

The protected public common areas and the individual pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

(5) Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

Compatibility between proposed land uses within and around the Marysville East PUDs is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea will help to buffer the existing multi-family development from the industrial / innovation area and the natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

(6) Where appropriate, provide for community facilities, open space, and recreational areas.

The large open spaces across all the Marysville East PUDs, approximately 136 acres, will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the open spaces and trails that will be included in each subarea.

(7) To provide a maximum choice of business and living environments by allowing for a variety of housing, building types, and imaginative architectural design.

Across all the Marysville East PUDs, the integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville.

(8) To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.

The PUD will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

(9) To develop land in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Section #1, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- The proposed amendment to the PUD will be annexed into the Marysville City limits and with the annexation process, a service letter was provided by Marysville which warrants that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Section #1 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station is currently being constructed along Watkins Road by the City of Marysville and is part of this PUD. The pump station property is currently in Paris Township and it was agreed by the developer to include it as part of this first annexation and PUD filing. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider which will be included in the development plan.

- Gas service for the site is available from URE and the line is located down the west side of the Bennington property, which is included with this submission.

- Spectrum has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the industrial/innovation park as well as

improvements to Watkins Road and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn. The developer(s), City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed Marysville East PUDs utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the creek and natural tree line to buffer the single-family development from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

Appendix B:

Full Marysville East Section 1 Updated Development Text

Appendix B - Full Marysville East Section 1 Updated Text

Marysville East Section #1 - Combined

Marysville, Ohio



Marysville East Combined Section #1 PUD Development Plan

Section #1 Approved – January 8, 2024

Section #1A Amendment Approved – June 11, 2024

Section #1B – Submitted April 8, 2025

Rockford Development Investments (RDI)

Contact: Bart A. Barok, Partner

999 Polaris Parkway, Suite 200

Columbus, Ohio 43240

614-286-2055

Appendix B - Full Marysville East Section 1 Updated Text

Development Plan Document Index

1. Regional Vicinity Section 1
2. Survey and Legal Description
3. Existing Conditions Maps
4. 100-year flood zone
5. Subarea Plan
6. Development Text
    a. Rezoning Statement
    b. General Development Standards
    c. Description of Each Subarea
        i. List of Permitted Uses
        ii. Lot Sizes, Setbacks, Height, Open Space, and Coverage
        iii. Density
        iv. Access, Parking, Loading, and Pedestrian Connectivity
        v. Landscaping
        vi. Architectural, Site, and Lighting
        vii. Signage
7. Additional Information Requested
    a. Specific objectives section 1135.01
    b. Public services
    c. Comprehensive plan conformity
    d. Additional development standards
8. Subarea A
    a. Exhibits D (1-3) - Development Plan, Open Space, and Illustrative
    b. Exhibit D4 – Multi-purpose path and fencing
    c. Exhibit E (1-7) - Landscape, Signage, Streetscape, Site Detail
    d. Exhibit I - Lighting
9. Subarea B – Site plans and Setbacks
10. Landscape Buffer Exhibit
    a. Jolly Road Buffer Map
11. Sample Apartment and Townhome Elevations
12. Sample Building Designs – Subarea B



SECTION #1

PARCEL #2800170320000
Bennington Kevin G Trustee & Etals
±117.70 AC.

PARCEL #2800170450020
City of Marysville
±1.141 AC.

PARCEL #2800170450010
Lee Gary J (Life Estate)
±172.494 AC.

PARCEL #2800230571000
1833 FARMS LLC
±27.60 AC.

PARCEL #2800210020000
1833 FARMS LLC
±6.00 AC.

US 33 ACREAGE
±11.93 AC.

TOTAL ACRES: ±336.865 AC.

SECTION #1A

PARCEL #2800210030000
CODNER JOSHUA T & AMY R
±6.94 AC.

PARCEL #2800210040000
Durant Frederick J
±8.22 AC.

TOTAL ACRES: ±15.16 AC.

SECTION #2

PARCEL #2800210050000
Lee Gary J (Life Estate)
±117.36 AC.

PARCEL #1100120010000
Watkins Road Development Co. LLC
±51.65 AC.

PARCEL #2800170430000
JANIBO FARMS, LLC
±68.29 AC.

US 33 ACREAGE
±6.96 AC.

TOTAL ACRES: ±244.26 AC.

SECTION #3

PARCEL #2800170080010
FEUCHT JERRY L
±34.52 AC.

PARCEL #2800170050000
FEUCHT JERRY L
±24.74 AC.

PARCEL #2800170060010
FEUCHT JERRY L
±35.89 AC.

PARCEL #2800170010000
FEUCHT JERRY L
±14.44 AC.

PARCEL #2800170030000
FEUCHT ROBERT C, FEUCHT BETTY JO
±1.50 AC.

PARCEL #2800140280010
FEUCHT ROBERT C, FEUCHT BETTY JO
±131.98 AC.

TOTAL ACRES: ±243.89 AC.

SECTION #1B

PARCEL #2800170310000
COUGAR STATE FARMS LIMITED
±159.81 AC.

PARCEL #1100090360000
COUGAR STATE FARMS LIMITED
±97.50 AC.

PARCEL #1100160180000
COUGAR STATE FARMS LIMITED
±27.69 AC.

PARCEL #2800170350010
Elliott Steven R
±6.48 AC.

PARCEL #2800170370000
Martin Karl R & Merilyn V
±1.58 AC.

PARCEL #2800170440000
INGRAM JESSICA L, INGRAM KYNNDALL A
±0.95 AC.

PARCEL #2800170431000
Henning Paul
±2.08 AC.

PARCEL #2800170420000
WILSON MARY L & DAVID
±0.78 AC.

PARCEL #2800170410000
McLaughlin Jacob D
±0.78 AC.

PARCEL #2800170400000
LIDDLE EDMUND B & JEAN M
±0.78 AC.

PARCEL #2800170390000
ROBINSON JAMES F & JOAN H
±0.78 AC.

TOTAL ACRES: ±299.21 AC.

MARYSVILLE EAST - EXHIBIT 2

CITY OF MARYSVILLE, UNION COUNTY, OHIO

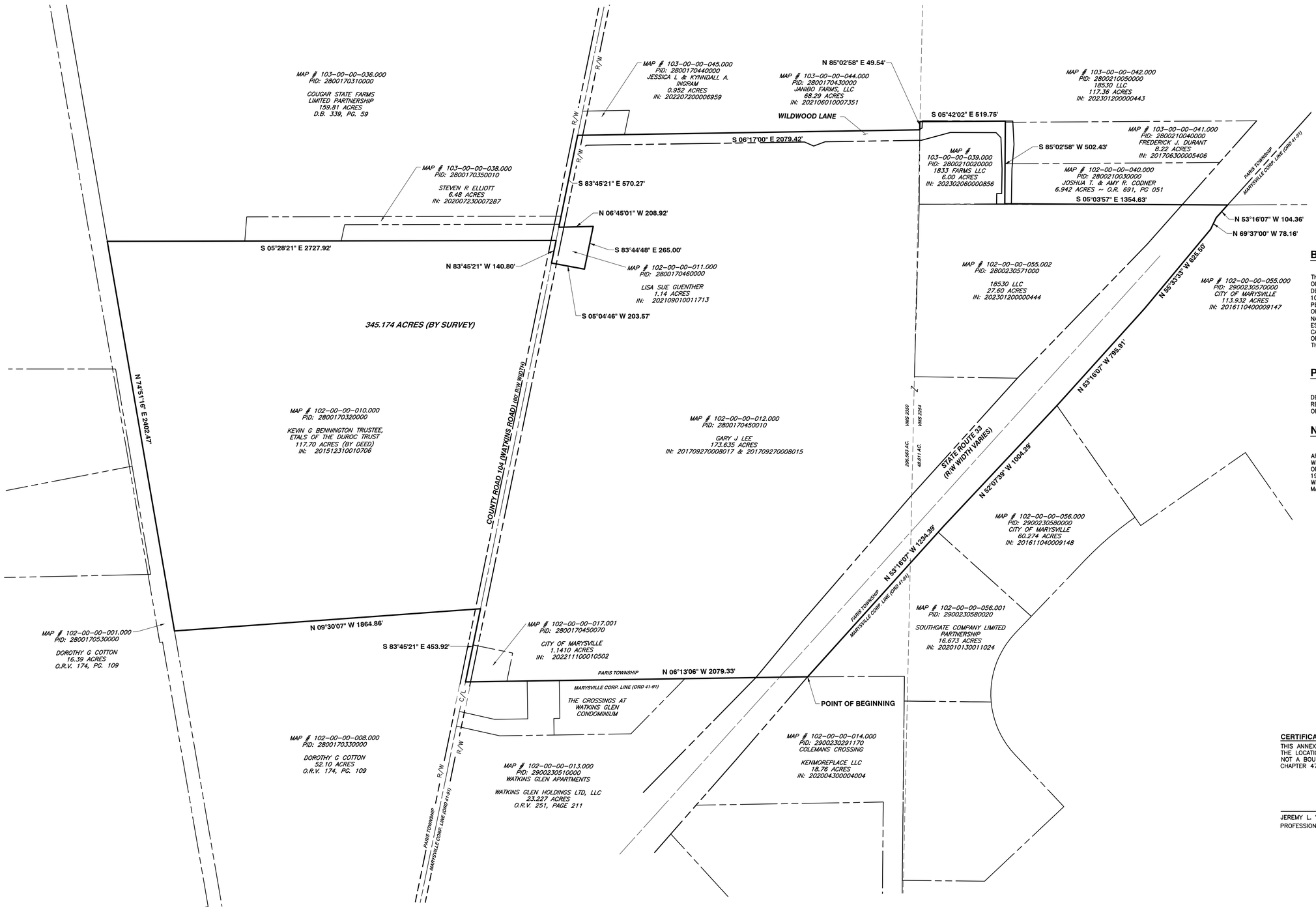
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G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

ANNEXATION PLAT

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS,
VIRGINIA MILITARY SURVEY NUMBERS 2254 & 3350.



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 83°45'21" WEST AS DETERMINED FOR THE CENTERLINE OF COUNTY ROAD 104 (WATKINS ROAD) BASED ON FIELD OBSERVATIONS PERFORMED IN SEPTEMBER, 2022 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON SEPTEMBER, 27 OF THE YEAR 2022.

PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE UNION COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT UNION COUNTY.

NOTE:

AREA TO BE ANNEXED HAS 5,921.94 FEET CONTIGUITY WITH THE EXISTING CORPORATION LINE OF THE CITY OF MARYSVILLE, HAVING A TOTAL PERIMETER OF 19,265.45 FEET THAT CONTAINS 30.74% CONTIGUITY WITH EXISTING CORPORATION LINES OF THE CITY OF MARYSVILLE.

CERTIFICATION:

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.

JEREMY L. VAN OSTRAN — DATE
PROFESSIONAL LAND SURVEYOR NO. 8283

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

PARIS TOWNSHIP
UNION COUNTY, OHIO

ANNEXATION PLAT

DATE:	AUGUST 2023
DWG SCALE:	1" = 300'
PROJECT NO:	325-925
DRAWN BY:	BTB
CHECKED BY:	JLV
APPROVED BY:	JLV

DRAWING NO.: ANNEX
SHEET 1 OF 1

P:\325-001\325-9251 - Survey\Dwg\325925DP-SV01-ANNEX.dwg[2] LS:(8/1/2023 - Assmith) - LP: 8/1/2023 3:05 PM

DESCRIPTION OF 351.258 ACRES

Situated in the State of Ohio, County of Union, Township of Paris, Virginia Military Survey Nos. 2254 and 3350, being all of a 173.635 acre tract of land as conveyed to Gary J. Lee, for and during his natural life, remainder to Ryan J. Lee and Gregory J. Lee in Instrument Numbers 201709270008015 and 201709270008017, all of a 117.70 acre tract of land as conveyed to Kevin G. Bennington Trustee, etals of the Duroc Truct in Instrument Number 201512310010706, all of that 27.60 acre tract of land as conveyed to 18530 LLC in Instrument Number 202301200000444, all of that 6.00 acre tract as conveyed to 1833 Farms LLC in Instrument Number 202302060000856,and part of the right-of-way of State Route 33, all references to records being on file in the Office of the Recorder, Union County, Ohio, said 351.258 acre tract being more fully described herein;

BEGINNING at a point on the southerly limited access right-of-way of State Route 33 and the easterly line of the City of Marysville as incorporated in Ordinance 41-91, also being the northwesterly corner of that 16.673 acre tract as conveyed to Southgate Company Limited Partnership in Instrument Number 202010130011024, also being the northeasterly corner of that 18.76 acre tract as conveyed to Kenmore Place LLC in Instrument Number 202004300004004;

Thence along the easterly line of said corporation limit, crossing State Route 33, along the easterly lines of Watkins Glen Apartments and The Crossings at Watkins Glen Condominium, **North 06°13'06" West** a distance of **2079.33 feet** to a point in the centerline of Watkins Road (C.R. 104, 60’ r/w);

Thence along said centerline, **South 83°45'21" East** a distance of **453.92 feet** to the southwesterly corner of said 117.70 acre tract, and the southeasterly corner of that 52.10 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the westerly line of said 117.70 acre tract and the easterly line of said 52.10 acre tract, **North 09°30'07" West** a distance of **1864.86 feet** to a point on the southerly line of that 16.39 acre tract as conveyed to Dorothy G. Cotton in Official Record 174, Page 109;

Thence along the northerly line of said 117.70 acre tract and the southerly line of said 16.39 acre tract, **North 74°51'16" East** a distance of **2402.47 feet** to a point on the westerly line of that 159.81 acre tract conveyed to Cougar State Farms Limited Partnership in Deed Book 339, Page 59;

Thence along the easterly line of said 117.70 acre tract, the westerly line of said 159.81 acre tract, and the westerly line of that 6.41 acre tract as conveyed to Steven R. Elliott in Instrument Number 202007230007287, **South 05°28'21" East** a distance of **2727.92 feet** to a point in the centerline of said Watkins Road and on the northerly line of that 1.14 acre tract conveyed to Lisa Sue Guenther in Instrument Number 202109010011713;

Thence along the centerline of said Watkins Road and the northerly line of said 1.14 acre tract, **North 83°45'21" West** a distance of **140.80 feet** to a point;

Thence along the westerly, southerly, and easterly lines of said 1.14 acre tract the following three (3) courses and distances:

South 05°04'46" West a distance of **203.57 feet** to a point;

South 83°44'48" East a distance of **265.00 feet** to a point;

250 W. Old Wilson Bridge Road, Suite 250 | Worthington, OH 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

North 06°45'01" West a distance of **208.92 feet** to a point in the centerline of said Watkins Road;

Thence along the centerline of said Watkins Road, **South 83°45'21" East** a distance of **570.27 feet** to a point at the northeasterly corner of said 173.635 acre tract;

Thence leaving said centerline and along the easterly line of said 173.635 acre tract and the easterly right-of-way line of Wildwood Lane, the westerly line of that 0.952 acre tract as conveyed to Jessica L. & Kynndall A. Ingram in Instrument Number 202207200006959, and the westerly line of that 68.29 acre tract as conveyed to Janibo Farms, LLC in Instrument Number 202106010007351, **South 06°17'00" East** a distance of **2079.42 feet** to a point on the southerly line of VMS 3350 and the northerly line of VMS 2254;

Thence along the northerly line of said 6.00 acre tract, **North 85°02'58" East** a distance of **49.54 feet** to a point at the northeasterly corner of said 6.00 acre tract and the northwesterly corner of that 117.36 acre tract conveyed to 18530 LLC in Instrument Number 202301200000443;

Thence along the easterly line of said 6.00 acre tract, the west line of said 117.36 acre tract, **South 05°42'02" East**, a distance of **519.75 feet** to a point at the northeasterly corner of that 8.22 acre tract as conveyed to Frederick J. Durant in Instrument Number 201706300005406;

Thence along the northerly line of said 8.22 acre tract and the northerly line of that 6.942 acre tract as conveyed to Joshua T. and Amy R. Codner in Official Record 691, Page 051, **South 85°02'58" West** a distance of **502.43 feet** to a point at the southwesterly corner of said 6.00 acre tract and the northwesterly corner of said 6.942 acre tract;

Thence along the westerly line of said 6.942 acre tract and across State Route 33, **South 05°14'31" East** a distance of **1354.63 feet** to a point on the southerly limited access right-of-way of State Route 33;

Thence along said southerly limited access right-of-way line the following six (6) courses and distances:

North 53°16'07" West a distance of **104.36 feet** to a point;

North 69°37'00" West a distance of **78.16 feet** to a point;

North 55°33'33" West a distance of **625.50 feet** to a point;

North 53°16'07" West a distance of **795.91 feet** to a point;

North 52°07'39" West a distance of **1004.29 feet** to a point;

North 53°16'07" West a distance of **1234.39 feet** to the **Point of Beginning**, containing **351.258 acres**, which 296.563 acres lies within Virginia Military Survey Number 3350 and 48.611 acres lies in Virginia Military Survey Number 2254.

The bearing of North 83°45'21" West as determined for the centerline of Watkins Road based on field observations performed in September, 2022 and based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on September, 27 of the year 2022.

The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

Area to be annexed has 5,921.94 feet contiguity with the existing corporation line of the City of Marysville, having a total perimeter of 19,265.45 feet that contains 30.74% contiguity with existing corporation lines of the City of Marysville.

The above description is a general description of the location of the property to be annexed. The survey was performed in September of 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

6/02/2023

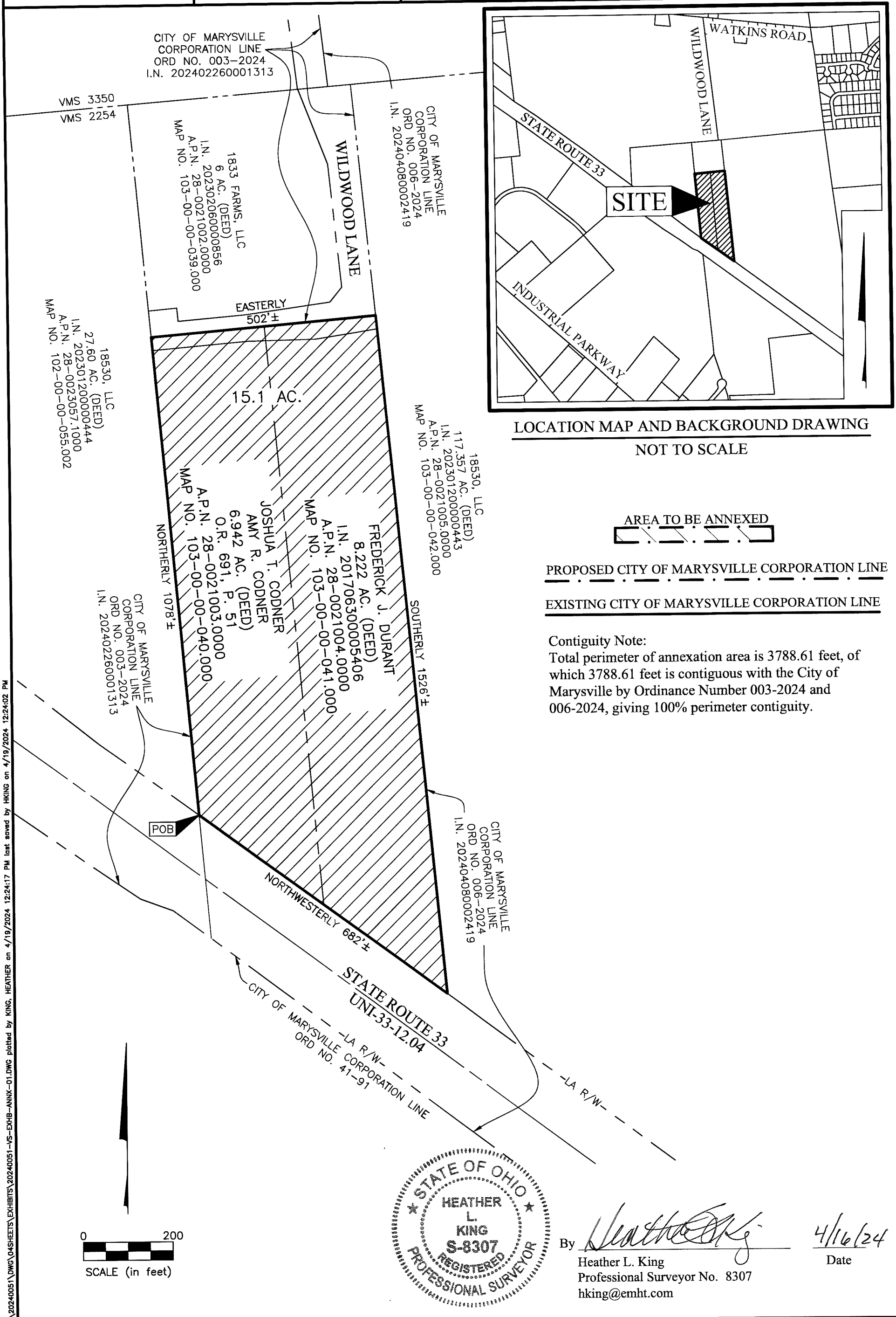
Jeremy L. Van Ostran, P.S. Date
Registered Surveyor No. 8283

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PROPOSED ANNEXATION OF 15.1 ACRES

SURVEY NUMBER 2254
VIRGINIA MILITARY DISTRICT
TOWNSHIP OF PARIS, COUNTY OF UNION, STATE OF OHIO

Date:	Scale:	Job No:	Sheet No:
April 16, 2024	1" = 200'	2024-0051	1 of 1



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

AREA TO BE ANNEXED

PROPOSED CITY OF MARYSVILLE CORPORATION LINE

EXISTING CITY OF MARYSVILLE CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 3788.61 feet, of which 3788.61 feet is contiguous with the City of Marysville by Ordinance Number 003-2024 and 006-2024, giving 100% perimeter contiguity.

STATE OF OHIO
HEATHER L. KING
S-8307
REGISTERED PROFESSIONAL SURVEYOR

By _____ 4/16/24
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date

J:\20240051\DWG\04SHEETS\EXHIBITS\20240051-VS-EXHB-ANNX-01.DWG plotted by KING, HEATHER on 4/19/2024 12:24:17 PM last saved by HKING on 4/19/2024 12:24:02 PM

PROPOSED ANNEXATION OF 15.1 ACRES

FROM: PARIS TOWNSHIP

TO: CITY OF MARYSVILLE

Situate in the State of Ohio, County of Union, Township of Paris, located in Survey Number 2254, Virginia Military District, being all of that 6.942 acre tract conveyed to Joshua T. Codner and Amy R. Codner by deed of record in Official Record 691, Page 51, and that 8.222 acre tract conveyed to Frederick J. Durant by deed of record in Instrument Number 201706300005406 (all references refer to the records of the Recorder's Office, Union County, Ohio), being more particularly described as follows:

BEGINNING in the northeasterly limited access right-of-way line of State Route 33, at the southerly common corner of said 6.942 acre tract and that 27.60 acre tract conveyed to 18530, LLC by deed of record in Instrument Number 202301200000444, and being in the City of Marysville Corporation Line as established by Ordinance Number 003-2024, of record in Instrument Number 202402260001313;

Thence Northerly, with the line common to said 6.942 acre and 27.60 acre tracts, with said Corporation Line, a distance of approximately 1078 feet to a point at the southwesterly corner of that 6 acre tract conveyed to 1833 Farms, LLC by deed of record in Instrument Number 202302060000856;

Thence Easterly, with the northerly line of said 6.942 acre and 8.222 acre tracts, the southerly line of said 6 acre tract, and said Corporation Line, a distance of approximately 502 feet to a point in the westerly line of that 117.357 acre tract conveyed to 18530, LLC by deed of record in Instrument Number 202301200000443, being in the City of Marysville Corporation Line as established by Ordinance Number 006-2024, of record in Instrument Number 202404080002419;

Thence Southerly, with the line common to said 8.222 acre and 117.357 acre tracts, with said Corporation Line (Ord. 006-2024), a distance of approximately 1526 feet to a point in said northeasterly limited access right-of-way line;

Thence Northwesterly, with said northeasterly limited access right-of-way line, the southwesterly line of said 8.222 acre and 6.942 acre tracts, and with said Corporation Line (Ord. 006-2024), a distance of approximately 682 feet to the TRUE POINT OF BEGINNING, containing 15.1 acres, more or less.

This description was prepared for annexation purposes only and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

4/16/24

Heather L. King
Professional Surveyor No. 8307

HLK
15_1 ac 20240051-VS-EXHB-ANNX-01

MAP OF TERRITORY TO BE ANNEXED FROM: TOWNSHIPS OF PARIS AND DOVER TO: CITY OF MARYSVILLE

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION,
TOWNSHIPS OF PARIS AND DOVER,
VIRGINIA MILITARY SURVEY 3350 AND 5135

200 0 200
GRAPHIC SCALE (IN FEET)

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH
Derived from GPS Observations

LEGEND
- PROPOSED CITY OF MARYSVILLE CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM PARIS AND DOVER TOWNSHIPS

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

N 74° 50' 49" E 4173.22'

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999
21.87 Acres
O.R. 174, Pg. 109
PID: 2800170530000
M.N. 102-00-00-001.000

Dorothy G. Cotton, Trustee of the Dorothy G. Cotton Living Trust Agreement dated March 18, 1999
21.87 Acres
O.R. 174, Pg. 109
PID: 1100090470000
M.N. 091-00-00-057.000

S 31° 58' 10" E 227.76'
S 36° 16' 09" E 206.42'
S 39° 46' 17" E 228.81'
S 53° 25' 42" E 45.79'
S 64° 26' 07" E 100.31'
S 73° 12' 05" E 157.82'
S 67° 01' 20" E 287.40'

Mill Creek

Daniel M. Theisen and Shelia O. Theisen, Trustee of the Theisen Family Revocable Trust, Dated October 4, 2019
116.971 Acres
IN. 201910100008314
PID: 1100090270000
M.N. 091-00-00-054.000

Paris Township
Dover Township

VMS 3350
VMS 5135

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100090360000
M.N. 091-00-00-056.000

547.19'
S 01° 12' 08" E
560.06'
N 01° 12' 08" W

Michael R. Miller and Lynn F. Miller
7.842 Acres
D.B. 311, Pg. 693
PID: 1100090370000
M.N. 091-00-00-055.000

1. Joshua A. Honaker and Ashley Lynn Cummons Honaker
Lot 1
IN. 201611030009125
PID: 2800170380000
M.N. 103-05-01-001.000

2. Joan H. Robinson
Lot 2
IN. 202306130004072
IN. 202406050003859
PID: 2800170390000
M.N. 103-05-01-002.000

3. The Marysville Land Company LLC
Lot 3
IN. 202411010008228
PID: 2800170400000
M.N. 103-05-01-003.000

4. The Marysville Land Company LLC
Lot 4
IN. 202410230007873
PID: 2800170410000
M.N. 103-05-01-004.000

5. Mary L. Wilson and David Wilson
Lot 5
O.R. 937, Pg. 336
PID: 2800170420000
M.N. 103-05-01-005.000

Adam N. Darst and Amber J. Darst
16.9887 Acres
IN. 201812050009569
PID: 1100090380000
M.N. 103-00-00-031.000

S 08° 42' 07" E

Jolly Road (T.H. #109) (50' R/W)

S 85° 10' 51" W 2641.75'

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 2800170310000
M.N. 103-00-00-036.000
306.96± Acres

2728.02'
N 05° 29' 05" W

Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024
6.48 Acres
IN. 202402270001345
PID: 2800170350010
M.N. 103-00-00-038.000

Ryan J. Lee, Gregory J. Lee, and Janibo Farms, LLC
177.70 Acres
IN. 202404190002720
PID: 2800170320000
M.N. 102-00-00-010.000

1015.74'
S 07° 53' 24" E

Aaron Keighley and Megan Keighley
8.19 Acres
IN. 201605030003320
PID: 1100090350000

Brett M. Tossey and Allison Paden Green-Tossey
49.97 Acres
IN. 201611150009454
PID: 1100090330000
M.N. 103-00-00-033.000

Adam N. Darst and Amber J. Darst
9.27 Acres
IN. 201812050009569
PID: 1100090400000
M.N. 103-00-00-029.000

Robert D. Scott and Jackie L. Scott
2.13 Acres
D.B. 303, Pg. 77
PID: 1100090340000
M.N. 103-00-00-034.000

N 85° 27' 38" E 1277.63'

Existing City of Marysville Corporation Line
Resolution No. 23-437
Instrument Number 202402260001313
Ordinance Number 003-2024

City of Marysville
Paris Township

Karl R. Martin, Sr. and Merilyn V. Martin
1.585 Acres
IN. 201912060010125
PID: 2800170370000
M.N. 103-00-00-037.000

N 83° 45' 41" W 81.04'

The Marysville Land Company LLC
2.084 Acres
IN. 202411010007653
PID: 2800170431000
M.N. 103-00-00-046.000

Paris Township
Dover Township

Cougar State Farms Limited Partnership
284.995 Acres
D.B. 339, Pg. 59
PID: 1100160180000
M.N. 103-00-00-035.000

979.81'
S 04° 15' 52" E

Jennie B. Parks and Gregory T. Parks
17.892 Acres
IN. 201911090008284
PID: 1100160170000
M.N. 103-02-01-017.000

R/W
C/L
R/W

N 83° 45' 41" W 570.55'

Paris Township
City of Marysville

Lisa Sue Guenther
1.14 Acres
In. 202109010011713
PID: 2800170460000
M.N. 102-00-00-011.000

N 83° 35' 05" W 324.56'
N 06° 22' 05" W 285.54'
S 06° 24' 41" E 250.29'
155.04'
N 83° 35' 19" E

N 83° 35' 05" W 143.83'
N 06° 10' 05" W 381.61'
S 06° 13' 05" W 372.25'
201.93'
N 83° 38' 24" W

VMS 3350
VMS 5135

P.O.B.
N 83° 44' 34" W 299.93'
S 86° 23' 46" W 371.17'
Watkins Road (C.H. #104-A) (60' R/W)
S 85° 38' 13" W 850.87'
R/W
C/L
R/W

The Marysville Land Company LLC
0.952 Acres
IN. 202411010008183
PID: 2800170440000
M.N. 103-00-00-045.000

Ryan J. Lee and Gregory J. Lee
97.295 Acres
IN. 202402140001046
PID: 2800170450010
M.N. 102-00-00-012.000

Janibo Farms, LLC,
69.725 Acres
IN. 202303080001593
PID: 2800170430000
M.N. 103-00-00-044.000

Existing City of Marysville Corporation Line
IN. 202404080002419
Resolution No. 23-475
Ordinance No. 006-2024

N 06° 18' 11" W 229.06'
N 83° 36' 07" W 602.64'
S 06° 58' 47" E 231.20'
Marmax Subdivision P.B. 3, Pg. 360
Lot 1

Paris Township
City of Marysville

Dover Township

Mark D. Clarridge and Rebecca A. Clarridge
3.84 Acres
O.R. 13 Pg. 648
PID: 1100160190000
M.N. 103-00-00-047.000

Bernard E. Noland and Diane E. Noland
3.033 Acres
D.B. 332 Pg. 636
PID: 1100160200000
M.N. 103-06-03-001.000

Patricia Ann Wilson
D.B. 339, Pg. 407
3.259 Acres
PID: 1100160220000
M.N. 103-06-03-002.000

Michael D. Clever and Cheryl R. Clever
O.R. 797, Pg. 154
2.412 Acres
PID: 1100160220000
M.N. 103-06-03-003.000

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE UNION COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

CONTIGUITY NOTE:
TOTAL PERIMETER OF ANNEXATION AREA IS 20555.64± FT, OF WHICH 6245.32± FEET IS CONTIGUOUS WITH THE CITY OF MARYSVILLE BY ORDINANCE NUMBER 006-2024 AND RESOLUTION NUMBER 23-475 and 23-437 AND GIVING 30.38% CONTIGUITY WITH THE EXISTING CITY OF MARYSVILLE CORPORATION LINE.

LENGTH OF ROADWAY AFFECTED BY ANNEXATION:

- 560.06± LINEAL FEET OF TOWNSHIP ROADS
- 3684.04± LINEAL FEET OF COUNTY ROADS
- 0 LINEAL FEET OF U.S. OR STATE ROUTE

THIS ANNEXATION DOES CREATE UNINCORPORATED ISLANDS.

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

1/9/25

MATTHEW J. ACKROYD, OHIO PS NO 8897 DATE
matt.ackroyd@cesoinc.com

Annexation
306.96± Acres

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

Project Number:	764162
Scale:	1"=200'
Drawn By:	VJM
Checked By:	MJA
Date:	01/08/2024
Issue:	N/A

Drawing Title:

LEGAL DESCRIPTION

Description of 306.96 +/- Acres to be annexed from Paris and Dover Township to City of Marysville

Situated in the State of Ohio, County of Union, Township of Paris and Dover, Virginia Military Survey 3350 and 5135, being all of a 284.995 acre tract as conveyed to Cougar State Farms Limited Partnership, of record in Deed Book 339, Page 59, all of a 6.48 acre tract as conveyed to Steven R. Elliott, Trustee of the Steven R. Elliott Family Trust dated January 17, 2024, of record in Instrument Number 202402270001345, all of a 1.585 acre tract as conveyed to Karl R. Martin, Sr. and Merilyn v. Martin, of record in Instrument Number 201912060010125, all of a 0.952 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202411010008183, all of a 2.084 acre tract as conveyed to The Marysville Land Company LLC, of record in Instrument Number 202410150007653, all of Lots 2-5 of Marmax Subdivision, of record in Plat Book 3, Page 360, all deed references refer to the records of the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 1 of said Marmax Subdivision, being in the centerline of Watkins Road (C.H. #104-A);

Thence North 83°44'34" West, with said centerline, a distance of 299.93 feet to the northwest corner of said Lot 1;

Thence South 6°58'47" West, with the easterly line of Lot 2, a distance of 231.20 feet to the southeasterly corner of Lot 2 and in a northerly line of the existing City of Marysville corporation line of Instrument Number 202404080002419 and Resolution Number 23-475 and Ordinance Number 006-2024;

Thence continuing with said Corporation line and the northerly perimeter of a 69.725 acre tract as conveyed to Janibo Farms, LLC, of record in Instrument Number 202303080001593 the following courses:

North 83°36'07" West, with the southerly of said Marmax subdivision, a distance of 602.64 feet to the southwesterly corner of said Lot 5;

North 6°18'11" West, with the westerly line of said Lot 5, a distance of 229.06 feet to the northwesterly corner of Lot 5 and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 143.83 feet to the northeasterly corner of said 2.084 acre tract;

South 6°13'05" West, with the easterly line of said 2.084 acre tract, a distance of 372.25 feet to the southeasterly corner thereof;

North 83°38'24" West, with the southerly line of said 2.084 acre tract, a distance of 201.93 feet to the southwesterly corner thereof;

North 6°10'05" West, with the westerly line of said 2.084 acre tract, a distance of 381.61 feet to the northwesterly corner thereof and in the centerline of Watkins Road;

North 83°35'05" West, with said centerline, a distance of 324.56 feet to the northeasterly corner of said 0.952 acre tract;

South 6°24'41" East, with the easterly line of said 0.952 acre tract, a distance of 250.29 feet to the southeasterly corner thereof;

South 83°35'19" West, with the southerly line of said 0.952 acre tract, a distance of 155.04 feet to the southwesterly corner thereof, in the easterly line of a 97.295 acre tract as conveyed to Ryan J. Lee and Gregory J. Lee, of record in Instrument Number 202402140001046;

Thence continuing with said Corporation line the following courses:

North 6°22'05" West, with the easterly line of said 97.295 acre tract, a distance of 285.54 feet to the northeasterly corner thereof and being in said centerline of Watkins Road;

North 83°45'41" West, with said centerline and the northerly line of said 97.295 acre tract, a distance of 570.55 feet to northeast corner of a 1.14 acre tract as conveyed to Lisa Sue Guenther, of record in Instrument Number 202109010011713;

South 86°23'46" West, continuing with said centerline and the northerly line of a 3.84 acre tract conveyed to Mark D. Clarridge and Rebecca A. Clarridge, of record in Official Record 13, Page 648, a distance of 371.17 feet, to the **POINT OF BEGINNING** containing **306.96 +/-** acres, more or less.

The total perimeter of annexation area is 20555.64 feet, of which 6245.32 feet are contiguous with the City of Marysville, giving 30.38% contiguity.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared for annexation purposes only.

The bearings shown above are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).



CESO Inc.

1/9/25

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897



ZONING KEY

- PLANNED UNIT DEVELOPMENT (PUD)
- REGIONAL MIXED USE DISTRICT (RMU)
- MANUFACTURING / INNOVATION DISTRICT (M/I)
- FARM / RESIDENTIAL DISTRICT (U-1) PARIS TOWNSHIP

WATKINS CENTRAL - EXISTING CONDITIONS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

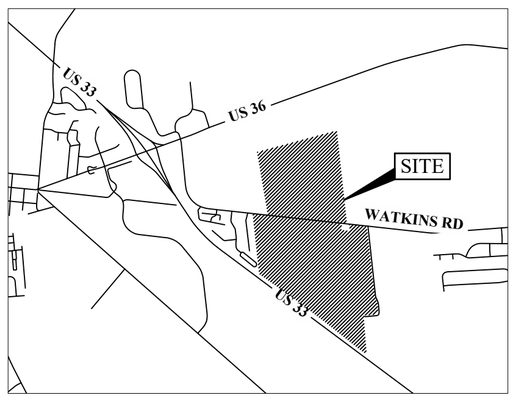
EXHIBIT B

0 200 600 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



VICINITY MAP
NTS

DELAWARE AVENUE / US 36
EXISTING RAIL ROAD
EXISTING TREES TO BE REMOVED
EXISTING STREAM TO BE PERMITTED FOR REMOVAL OR REALIGNMENT
EXISTING ZONING: U-1
PROPOSED ZONING: PUD
EXISTING TREES TO BE REMOVED
WATKINS ROAD
EXISTING HOME, OUTBUILDINGS AND AND SURROUNDING TREES AND VEGETATION TO BE REMOVED
EXISTING PAVEMENT TO BE REMOVED
EXISTING WILDWOOD LANE ACCESS EASEMENT TO BE VACATED
RMU
US 33
EXISTING ZONING: U-1
PROPOSED ZONING: PUD
EXISTING TREES TO BE REMOVED
EXISTING DITCH
100' TREE PRESERVATION AREA
EXISTING TREES TO BE REMOVED
EXISTING HOME TO BE REMOVED
EXISTING TREES TO BE REMOVED
EXISTING HOMES TO BE REMOVED
PUD
M/I
EXISTING ZONING: U-1
PROPOSED ZONING: PUD
EXISTING TREES TO BE REMOVED
100' TREE PRESERVATION AREA
US 33
M/I
M/I
PUD
M/I

J:\20230023\Dwg\04Sheets\Marysville East\PUD Amended Development Plan – Annex 1 – Rev\1 Existing Conditions Plan.dwg, Last Saved By: jgilliam, 6/10/2024 11:18 AM Last Printed By: Hucke, Matthew, 6/10/2024 6:03 PM (No Xrefs)

MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

1 EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

EMH&T

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet



MARYSVILLE EAST - EXISTING CONDITIONS PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 200 600 N

G2 PLANNING + DESIGN

..\..\..\RDI-Logo.jpg

Appendix B - Full Marysville East Section 1 Updated Text

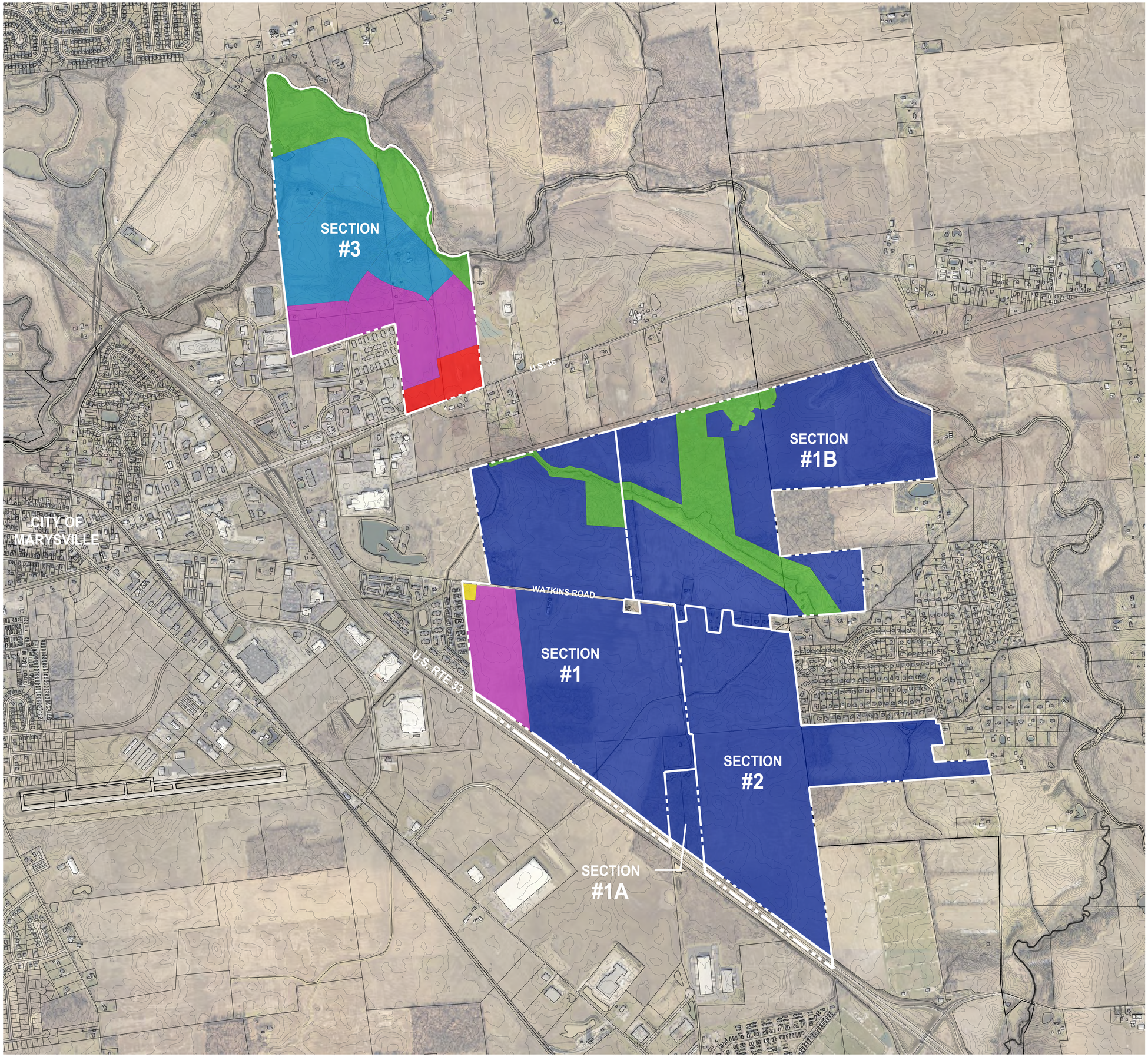


MARYSVILLE EAST ANNEXATION 1B
100 YEAR FLOOD ZONE
MARYSVILLE, OHIO 3-13-25

0 750 2,250 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENT



Land Use Data:

Total Area:	± 1139.385 Acres
Innovation District:	± 756.12 Acres
Commercial:	± 15.88 Acres
Single Family Residential:	± 109.75 Acres
Multi-family Residential:	± 101.71 Acres
Lift Station:	± 1.14 Acres
Open Space:	± 135.89 Acres
US 33:	± 18.89 Acres

MARYSVILLE EAST - LAND USE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

0 500 1500 N

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

Appendix B - Full Marysville East Section 1 Updated Text

REZONING STATEMENT

The east side of Marysville is poised for new development due to the investments in regional utility infrastructure that the City of Marysville has made over the last few years. The regional area on the east side of Marysville is generally bound by US 33 to the west, Mill Creek on the north and east, and Watkins Road/Scottslawn to the south.

This area consists of about 1,900 acres and has the distinct advantage of having a handful of large landowners that control approximately 75% of the available acreage. Most of this ground currently sits within Paris Township, with a small portion in Dover, and will need to be annexed into Marysville over time. This collective size allows for the ground to be master planned on a large-scale basis.

A master-planned development provides real opportunities to create connected communities and protect and highlight the beauty of the Mill Creek area and mature tree stands. These natural features will also serve to create a barrier between the industrial and residential components. In addition, larger master planned communities can be developed with unique financial tools to provide additional funding to service providers such as the Marysville Schools, Marysville City utilities, police, and fire.

From a design standpoint, higher-density developments will be proposed around the existing commercial core (US 33 and US 36) with the introduction of a variety of attached, multi-family, and single-family residential products as you move further away from the core. The industrial uses will be positioned to the south of the abandoned rail line and will utilize Scottslawn as a primary access point to reduce truck traffic and congestion to the north and US 36. An industrial bi-pass (Road A), which will link the northern and eastern portions of Watkins Road, will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the small residential community, known as Buxton Meadows.

Marysville East Annexation #1 is the first of 3 or 4 annexations that RDI and its partners will present to Union County and the City of Marysville over the next year or so. Each annexation will be rezoned under a Planned Unit Development (PUD) and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

Marysville East Section #1 is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the mixed-use PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

<u>History of Section 1</u>

Section 1 (Original) - The Marysville East PUD Development Plan for Section #1 was approved by City Council as Ordinance 004-2024 on January 8, 2024 and included 336.87 acres. Boundaries Marysville East Section #1 are located generally along Watkins Road on both the north and south sides. The western boundary is The Crossing at Watkin Glen Condominium and the east side is bounded by Wildwood Lane. The project's north boundary is the abandoned Cotton Family railroad track line and the southern boundary borders US 33.

Appendix B - Full Marysville East Section 1 Updated Text

The original Section #1 consists of 5 subareas which include multi-family, single-family, industrial, public common area, and civic (regional pump station) developments. The total acreage of these 5 subareas is 336.87 acres. The difference between this figure and the total area being annexed (351.26 acres) is the acreage included in the US 33 right-of-way.

Section 1A - The Section 1 PUD was expanded by 15.1 acres via Marysville East Section 1A. The 15.1+/- acres are bound to the south by US 33, to the north and west by Section 1 Innovation District, and to the east is Section 2 of the Innovation Center. Essentially, this parcel includes the two remaining homes on Wildwood Lane were annexed and zoned into the City on October 14, 2025.

The 15.1 acres was added to Subarea B – Innovation/Manufacturing District of the existing PUD district that applies to Marysville East Section #1 with the same standards.

Section 1B - Rockford Development Investments (RDI) and The Marysville Land Company (MLC) is in contract to purchase 9 additional parcels and will be annexing into the City of Marysville approximately 306.96 acres located on both sides of Watkins Road between Buxton Meadows and the Watkin Glen apartments. The collective parcels of Section 1B, to be annexed, are bound on the western side by the existing property included in Marysville East Section #1 and to the south by the property included in Marysville East Section #2.

The Marysville East Section #1 PUD Development Plan is being amended to include these nine parcels and will expand the areas included Subarea B – Manufacturing / Innovation District and Subarea D – Public Common Area. In addition, this amendment to Section #1 PUD proposes to rezone a 14.17-acre portion of Section #1 PUD from Subarea C - Single Family Residential to Subarea B – Manufacturing / Innovation District due to its connectivity to the new area.

The total subareas being zoned equal approximately 306.96 acres, with 252.6 included in Subarea B – Innovation/Manufacturing District and 68.53 acres to Subarea D – Open Space. The 252.6 acres of Innovation/Manufacturing includes the conversion of the 14.17-acre parcel from residential. There is also a difference between the acreage within the annexation and the zoned acreage and it is related to the public ROW along Watkins Road. This amendment does not change any use or development standards that apply to the original acreage within the approved PUD for Marysville East Section #1, Subarea B and D.

Combined Section 1 - Upon approval, the combined acreage related to Section 1, with amendments, will be as follows:

Subarea A (Multi-family)	36.36 ac.
Subarea B (Innovation District)	519.01 ac.
Subarea C (Single Family Residential	0.00 ac.
Subarea D (Public Common Area)	82.98 ac.
Subarea E (Lift Station)	1.14 ac.
ROW (Watkins, Wildwood)	19.43 ac.
Total Acreage	658.925 ac.

Appendix B - Full Marysville East Section 1 Updated Text

GENERAL DEVELOPMENT STANDARDS

Marysville East Combined Section #1 consists of 5 subareas providing for a mixed-use community. The project will be developed in accordance with the Marysville East Combined Section #1 Rezoning Statement, and the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in these PUD Development Standards below. Where conflicts occur between the Codified Ordinances and these PUD Development Standards, these PUD Development Standards shall control over the Codified Ordinances.

The following development standards will apply to all areas and subareas in the Marysville East project.

Setbacks

The perimeter and interior setbacks within a particular subarea will be governed by the detail provided in each subarea below. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Commercial/Retail to existing or proposed Residential will be expanded. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

- Manufacturing/Light Industrial/Office/Commercial/Retail to Residential
    - Minimum 25' from the property line on the Residential parcel from any roadway, parking, or building
    - Minimum 50' from the property line for parking and pavement, and 100' from the property line for the building on the Manufacturing/Light Industrial/Office/Commercial/Retail parcel.

In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply. Should any portion of Watkins Road be eliminated as part of this development, any and all setbacks or right of way related to Watkins Road will no longer apply.

Landscape buffering shall be required between any residential and commercial uses, and between any manufacturing use and residential use. When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

Common Open Space

With the creation of the Community Authority and subarea D, the Public Common Area, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required setbacks and open space requirements within each developed subarea, it's anticipated that the overall common area/open space for Marysville East will be more than the standard requirements. Within the

subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Access

A traffic study and regional thoroughfare plan update is currently underway for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn.

It's anticipated that the thoroughfare plan will include a new roadway (Road A), with a ROW no greater than 100', that will ultimately link Scottslawn to the east/west section of Watkins Road to US 36 and then across Mill Creek to Rt 4. The right-of-way width of Street "A" will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bi-pass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bi-pass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn without impacting the Buxton Meadow residential development. The timing of the construction of all the roadway improvements will be defined by the developers(s), and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on BOTH sides. The multi-purpose trail may be located either within or outside of the right of way. The developer shall dedicate right of way along Watkins Road to the City extending for a minimum distance of 40' on both sides of the centerline. The final distance will be determined based on the approved thoroughfare plan. The desired species of street trees will be determined by the developer and the City of Marysville Arborist.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

An example of a roadway cross-section and the standard fencing is shown in Exhibit E6. The final specification for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system within each subarea will be defined per the City's existing code but will include connections to the trails along both sides of the major thoroughfare roadways as well as the trails within the Public Common Areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths within Subarea G will be limited to locations adjacent to public roadways.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Area subareas. Electric charging stations will be installed and available within all multi-family residential developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

Community Authority

It is anticipated as part of the overall Marysville East development that a Community Authority will be established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Areas throughout the development and may take ownership of such areas. The millage charged to the future residents, businesses, and landowners will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

MARYSVILLE EAST SECTION #1 PUD OVERALL DESIGN GOALS

All development within Marysville East Section #1 will strive to achieve the following goals:

- Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers, and the protection of key natural features.
- The design elements, fencing, signage, and other identifiers will create a unique area that will serve as the gateway for the overall east-side development.
- Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses, and connections to open spaces, parks, and activity centers.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A – Multi-Family and Attached Residential Development Requirements

The multi-family residential subarea A (approximately 36.36 acres) will consist of both townhomes and 3-story walk-up residential units with a shared clubhouse and pool areas. The townhomes and apartment buildings will be intermixed among each other to provide a unique community feel.

The 2-story townhomes will feature 4- and 6-unit buildings with attached 1- or 2-car garages. The townhomes will provide 2- or 3-bedroom options. The 3-story walk-up apartments will feature buildings with 24 units each which will provide 1- and 2-bedroom flats with surface parking and/or detached private garages.

The open space within the development is anticipated to greatly exceed the required level under

a straight zoning district and will include ponds with fountains and trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

The architectural style and design of these products will complement each other while at the same time providing a diversification of products. See the attachment for the initial designs of the apartments, townhomes, and clubhouse.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below. If there is a conflict between these standards and the provisions of Section 1121.08, the standards in this text shall apply.

List of Permitted Uses

- Single-Family Attached
- Multi-Family
- Community Center / Commercial Recreation (indoor) – Clubhouse with pool and fitness

Lot Size, Setbacks, Height, Open Space, or Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.
    - Internal setbacks between buildings within the multifamily and attached residential development shall be 20' or as determined based on the fire code, whichever is greater.
    - Perimeter setbacks to the east, west, and south of the project will be 25' from the property line for any road, pavement, or building. Setbacks along Watkins Road will be 60'.
- Height of primary structures will not exceed 45' plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the project and around the detention ponds. The multi-purpose trails will also be installed along Watkins Road on BOTH sides to connect to future paths that will link this development to the other subareas and the future park system.
    - The detention ponds will include fountains and landscaping.
    - Multiple dog parks will be included in the project.
- Lot coverage ratio will be 65% including accessory structures

Density

- The combined overall density for both residential products will be 14 units per acre
- The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea A will be via two entrances off Watkins Road. To the south of the project, two stub roads will be constructed that will connect to the future development to the east.

- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- The parking areas for the single-family attached units will include private 1- and 2-car attached garages as well as driveway spaces. With the combination of the garages and driveway spaces, each unit will have a minimum of 2 spaces.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and through the center of the project leading to the clubhouse and the trail system located along Watkins Road, which will provide pedestrian connections to the other subareas when constructed.

Landscaping

- The landscaping requirements of subarea A will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as the northern side of the project along Watkins Road.
- The landscape treatment along the eastern and western borders will include light mounding (2' to 3') and a new tree line within the setbacks. This tree line will also be included around the Marysville pump station and behind the fence along the southern boundary (US 33) as well. Final plant material selections and layout will be determined during the Design Review Board process.
- Landscaping will be installed along Watkins Road at both entries. Final plant material selections and layout will be determined during the Design Review Board process.
- All residential buildings (multi-family and attached-residential) shall include foundation planting along the entire front and rear of the buildings per Exhibits E2 and E3. Final plant material selections and layout will be determined during the Design Review Board process.
- The clubhouse shall include foundation plantings along all four sides of the building and between the building and the pool per Exhibit E4. Final plant material selections and layout will be determined during the Design Review Board process.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture

- The architectural style and designs for Subarea A (multi-family and attached single-family) will be substantially similar to the architectural renderings shown on the illustrative elevations accompanying this Development Plan. During the development of this project, the applicant may present to the Design Review Board as part of Exterior/Landscape Plan Applications additional architectural styles and concepts for review, consideration, and approval by the Design Review Board.
- Approved building materials can include stone, brick, wood, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- The clubhouse design and materials will include high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and a metal roof. An outdoor fireplace and covered patio with seating will also be included. The building will have double and triple window sets. A clubhouse elevation is included with this application and provides additional detail regarding the architectural details and design.
- The multi-family buildings will feature high-quality vinyl board and batten siding, vinyl

horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Some units will have covered balconies with metal railings and the building will feature an assortment of single and double windows. The attached elevations provide additional detail regarding the architectural details and design.

- The single-family attached buildings will feature high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Metal seam roofs will be featured over the majority of the entry doors. The attached elevations provide additional detail regarding the architectural design that will be submitted as part of the Design Review Board application.

Signage

- The following signage standards shall apply to all signs associated with subarea A. Unless otherwise specified in these development standards, relevant provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs, shall apply. If there is a conflict between these standards and the provisions of Section 1129, the standards in this text shall apply.

- Sign types permitted include monument signs, building-mounted wall signs (clubhouse), project identification/gateway signs, and gateway highway signage.
    - Temporary Signs (banners and yard signs) and vehicular use area signs shall be subject to the applicable provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs.
    - Permanent Signs – size (sign area) and quantity as determined by the type and location of the sign. The sign area shall be determined by the dimensions of the sign display face, excluding framing, bracing, and structural supports.

        - Monument Signs – subarea A will be provided with two monument signs or project identification/gateway signs. These signs can be single or double sided as determined by the developer.
            - Entry Sign - The location of the first sign will be at the intersection of the main entrance (eastern drive) of the project off Watkins Road and will have a maximum height of 8". This entrance leads directly to the clubhouse and is considered the main entrance.
            - Highway Sign - The second project identification/gateway sign is along US 33 at the southern end of the project. The maximum height of this sign will be 20' and a maximum width of 8"6". The maximum sign face area will be 64 sf.
            - Additional dimensions, design, and proposed materials of these two permanent signs are provided in Exhibit E5. The multi-family entry sign shall not exceed 20 square feet for the sign face. The monument signs will be incorporated into the surrounding landscaping beds.
            - The monument signs identified above are allowed to be constructed within the perimeter setbacks at both locations with a minimum setback of 5'-0" from the lot or ROW line.
            - Design – all monument signs shall have a finished base that is architecturally coordinated with the design and materials of the associated building(s) using materials such as brick, stone, wood, glass, architectural precast concrete, metal, or other innovative materials.
            - Lighting. Signs shall be illuminated in such a manner as to avoid

creating a glare and hazardous or distracting condition to vehicular and avionic traffic. Signs shall be illuminated only by the following means:

- External Illumination. By a white, steady, stationary light of reasonable intensity, directed solely at the sign. External light fixtures shall not be directed toward adjacent properties or rights-of-way. Ground-mounted light fixtures shall be fully screened from view by site grading or evergreen shrubs.

- Internal Illumination. By a white interior light of reasonable intensity with the sign text and images lit or silhouetted on an opaque background, either within a sign cabinet or using individually illuminated channel letters. No additional background lighting or illuminated borders or outlines is permitted. Electrical wiring shall be entirely hidden from view. Digitally animated or LED changeable copy signs are prohibited.

Lighting

- Minimum lighting standards shall be as follows:
  - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential.
  - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
  - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
  - Fully shielded, cut-off type lighting fixtures shall be required.
  - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.
  - Exhibit I shows the proposed location and specifications for the basic lighting.

Project Phasing

- It is anticipated that the development in subarea A will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and buildings, weather permitting.
- The project is likely to be constructed in a single phase but the developer does reserve the right to develop the project in three phases, roughly 1/3rd each beginning with phase 1 beginning just south of Watkins Road. The first phase would include the clubhouse, and a portion of the multi-family, and attached units. Future phases would proceed south based on user demand and would include the remaining multi-family and attached units.

Subarea B – Manufacturing/Innovation District

The Manufacturing/Innovation District (approximately 519.01 acres upon the approval of Section 1B) is generally located to the north/northeast of and adjacent to US Route 33, extending northward through Watkins Road to the old railroad tracks generally running east-west. The eastern boundary is a combination of Wildwood Lane and Jolly Road. This industrial/manufacturing area will provide for future business development within the Marysville area and will lead to new employers, employees, and residents. In addition, this area will generate tax revenues for the Schools, City, and County.

Appendix B - Full Marysville East Section 1 Updated Text

In implementing this subarea, the applicant will rely on the underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designation and requirements contained in Section 1121.13 and 1121.14 respectively, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below and in this Development Plan application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

List of Permitted Uses

- Artisan Workshop
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities – includes electrical substations
- Essential Private Services and Utilities – includes water or material storage tanks, generator yards, chillers, and other exterior equipment reasonably necessary for the operation of a permitted use
- Laboratory Research Facility
- Manufacturing, General
- Professional Offices
- School, College or University, Vocation and Technical, Trade or Business
- Warehousing, Private/Public
- Wholesale and Distribution
- Data Processing/Call Center
- Data Center
- Light Manufacturing
- Wireless Telecommunications Antenna, Facility, and/or Tower

  For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses. The term "data centers" shall mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information.

Conditional Uses. The following uses shall be conditional uses in this subarea which are subject to review and approval in accordance with City Code Sections 1141.22 through 1141.28:

- Ground Passenger Dispatch
- Warehousing, Personal Storage/Mini
- Recycling Centers, if operated at an industrial scale
- Extended Stay Hotel

  The term "Recycling Centers" shall mean "a facility designed to accept recyclable material including but not limited to plastics, paper products, batteries, and electronic equipment in bulk for the purpose of converting such products into reusable raw material or extracting therefrom reusable components or material and which does not accept material from individual consumers or the general public."

Appendix B - Full Marysville East Section 1 Updated Text

Accessory Structures

- Permitted accessory structures shall not be limited to those listed in applicable provisions of the Code or those defined below, but also shall include accessory buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application.
    - Approved Accessory Structures:
        - Electrical substations
        - Water or material storage tanks
        - Generator yards
        - Chillers, including roof-top and ground mounted equipment
        - Other external equipment reasonably necessary for operations of permitted or conditional uses

Lots Size, Open Space, or Coverage Ratio

- The minimum lot width shall be 100' within this subarea, and the minimum lot size shall be 2.0 acres.
- Maximum building height – 70'
- Open space will be a minimum of 10%
- There is no maximum lot coverage for this subarea as long as all setbacks are satisfied.

Setbacks

- Parking and pavement and building setbacks in Subarea B, all of which shall be measured from either the edge of right-of-way or the perimeter boundary of Subarea B, as applicable, shall be as follows:
    - Unless otherwise specified below, setbacks from the perimeter boundary of Subarea B shall be a minimum of 50' for parking and pavement and 100' for buildings.
    - Setbacks from Road A and Watkins Road shall be a minimum of 50' from the ROW for parking and pavement and 100' from the ROW for buildings.
    - The minimum setback from the US 33 ROW will be 100' for parking, pavement, and buildings.
    - The minimum setbacks from interior public roads which are not otherwise specified herein shall be 25' from the edge of the right-of-way for parking and pavement and 50' from the edge of the right-of-way for buildings.
    - The minimum setback from the northern perimeter boundary line of this subarea shall be 25' for parking and pavement and 50' for buildings.
    - An existing private drive is located generally along the eastern edge of this subarea within a private easement area which is defined in an instrument that is of record with the Office of the Recorder of Union County and includes, but is not limited to, Wildwood Lane. Existing or replacement pavement shall be permitted to be located within the required minimum setbacks that overlap with this easement area. The minimum required setbacks from this private easement area shall no longer apply should said easement be terminated or released.
- In the event that a future parcel(s) located within or adjacent to a subarea comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common or perimeter property line setbacks shall no longer apply.

Access, Parking, Loading, and Pedestrian Connectivity

- Access to subarea B is defined under General Development Standards as part of the Thoroughfare Plan and includes improvements to Watkins Road and the construction of a

new Road A.

- Entrances into the subarea from Watkins Road and Road A and the associated internal roadways will be defined as part of the Engineering phase of each project.

- Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Code Chapter 1127. For data center uses, off-street parking shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building.
- Pedestrian Connectivity will be determined as part of the approval of each project and will include sidewalks, and/or multi-purpose trails which will serve as a connection to the main trail system along both sides of Watkins Road and Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way and shall follow City Engineering requirements. No pedestrian connections shall be required along US 33.

Landscaping

- Perimeter fencing will be added to the south side along US 33 as well as both sides of Subarea B along Watkins Road. Fencing along Road A is defined in the General Development Standards. Perimeter fencing along US 33 shall be located not less than 10' from the edge of the US 33 right-of-way unless otherwise required to accommodate stormwater drainage. Perimeter fencing along Watkins Road shall be located 1' outside the Watkins Road right-of-way or the adjacent sidewalk or mixed-use path, whichever is greater.
- The landscape treatment along the eastern and western boundaries of subarea B will include a three-foot (3') mound located within the parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should subarea B be expanded in future annexations or zonings beyond the boundaries of this application.
- Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.
- Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
- Buffering, Preservation, Landscaping, and Screening: The following landscaping requirements shall apply to this subarea:
  - Tree Preservation Zones: A Tree Preservation Zone shall be located to preserve and protect trees in locations that are identified on the Existing Conditions Exhibits. Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed. All other existing tree stands noted on Exhibit – Subarea B Existing Conditions Plans may be removed from this Subarea. These trees will be removed as soon as zoning entitlements and environmental assessments are complete and the City of Marysville's Tree replacement program will not apply to these areas. A tree-clearing exhibit is included in this application to be certain what areas will be cleared. Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and

replacement.

- Within parking areas large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than three hundred fifty (350) square feet. For each one hundred (100) square feet of parking area, a minimum of five (5) square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least five (5) feet above the ground shall be planted. Vehicular use area requirement, one (1) standard tree with a nursery caliper of not less than two (2) inches shall be planted for each fifty (50) feet of vehicular use area and/or parking area perimeter distance.

Open Space

- As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this subarea, the definition in this paragraph shall be used. Within this subarea, open spaces may be, but shall not be required to be, open for use by the general public.

Fencing

- Code Section 1123.20.c.(1) shall not apply to Subareas B. Vinyl, barbed wire, and chain link fencing shall be prohibited in this subarea, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to this subarea are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

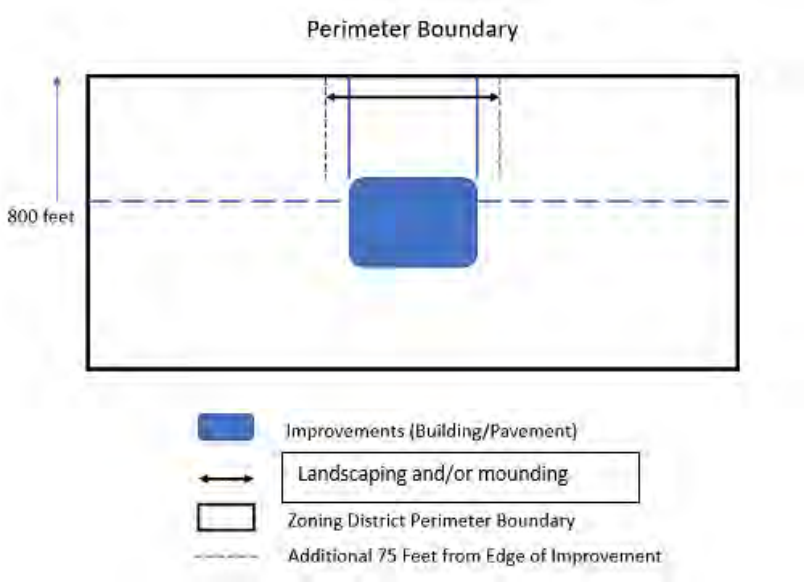
Perimeter Landscape Standards

- The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in this subarea and adjacent residential uses. For those perimeter boundaries of Subarea B which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within this subarea, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Preliminary Development Plan approval that pertains to Subarea B or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and

pedestrian access points.

- If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

- Phasing of Residential Screening. In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Subarea B, for all portions of Subarea B where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Subarea B, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of the subarea between two points which are determined by extending two straight lines from the perimeter boundary line of the subarea to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



Additional buffering along Jolly Road and the adjacent property has been proposed and an exhibit has been added to this submission that details this information.

Architecture

- Building Designs - The following design requirements and criteria shall apply to all permitted building typologies in this subarea and Section 1133 of the zoning code shall not apply except with respect to Office Buildings:

- Building designs shall not mix architectural elements or ornamentation from different styles.
- Buildings shall be required to employ a consistent use of materials on all elevations.
- The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.
- Elements such as meter boxes, utility conduits, generators, water and material tanks, and roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
- Additional building images for each major typology are included in the Exhibits.

- Building Forms
  - All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
  - Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.
- Materials
  - Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.
  - Primary building colors shall be natural or neutral colors, including variations in the shade of colors in order to break up long facades. Up to two (2) additional colors may be used as accent elements. Fluorescent building colors are prohibited.
  - Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
  - Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents is permitted. Accents will feature at a minimum a different design element which could be an alternative material or color.
  - Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
- Additional Standards
  - In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:
    - Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that

will be found therein.

- Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.
- The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
- HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.

- Roof-Mounted Equipment
  - Screening of all roof-mounted equipment shall be required on all four sides of buildings using materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided to screen the equipment from off-site view as measured from the property line of the parcel. Parapets (among other architectural elements) may be used to provide screening. Where a building is screened from view from outside of this subarea by a building located within this subarea, the Design Review Board may waive or reduce these screening requirements.
- Data Center Buildings
  - The images below are intended to demonstrate data center building types that would be acceptable for development and construction in this subarea. These images are not meant to require any particular building type to be designed in the manner that is illustrated, and a variety of building aesthetics and character is encouraged throughout the subarea. The buildings that are shown below are representations of the quality of buildings that will be manifested from compliance with the architectural requirements for this subarea:

Appendix B - Full Marysville East Section 1 Updated Text







Signage

- The standards and requirements of relevant provisions of the City's Codified Ordinances for signage shall be the baseline for permitted signage in this subarea. Notwithstanding the foregoing, an applicant may present a master signage plan as part of a Design Review Board application for subarea B – Industrial. This master signage plan will be coordinated with the residential and multi-family subareas to provide a similar design theme. Such a plan shall identify the types of signs, number of signs, maximum heights, maximum sign areas, and general designs of proposed signs (not including content that falls under state or federal constitutional protections). If approved, the master sign plan, once approved, shall provide rights, obligations, and standards for signage within the entirety of this subarea. To the extent that a master signage plan conflicts with any standard in relevant provisions of the Codified Ordinances, the standards in the master signage plan shall apply, and to the extent that the master signage plan is silent on a particular standard, the relevant standard in the Codified Ordinances shall apply.

Lighting

- All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

- All parking lot lighting within an individual development project shall be of the same light source type and style.
- All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles, including the base, shall not exceed 28 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height, each height measurement to include the base and as measured from the pavement level.
- No permanent-colored lights which would result in a "color washing" of a building or neon or florescent lights shall be used on the exterior of any building.
- All other lighting on the site shall be in accordance with the Code.
- Street lighting must meet the City's standards and specifications.
- No light spillage onto properties that are adjacent to this subarea shall be permitted from lighting sources within this subarea.

Subarea C – Single-Family Residential

Subarea C (approximately 14.17 acres) was included in the Original Section 1 submission but rezoned to subarea B as part of Section 1B. The standards below will still exist within Section 1 but the acreage has been reduced to zero.

The open space within the development will be a minimum of 10%. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Single Family Detached

Lots Size, Open Space, or Coverage Ratio

- Lot sizes will adhere to the requirements of the SRD zoning district and no less than 55'
- Setbacks: Front 25', Side – 7.5'; Rear – 20'
- Maximum Building Height: 35'
- Open space will be a minimum of 10%
- Lot coverage will comply with the City Code.

Density

- Maximum density of 4 units per acre

Signage

- Signage standards will follow the SRD zoning district requirements.

Subarea D – Public Common Area

The natural features in this public common area subarea (approximately 82.98 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and businesses to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Park
- Community Garden
- Commercial Recreation (outdoor)
- Essential Public Services and Utilities
- Necessary Roadway Crossings

Subarea E – Civic (Regional Pump Station)

This subarea is currently under construction for the development of a regional sewer pump station by the City of Marysville. The current 1.14-acre parcel is zoned in Paris Township and is being incorporated into this PUD to bring the ground into Marysville as part of the annexation process.

Due to its proximity to the existing and future residential developments, landscape buffer requirements will be set forth in the requirements of surrounding subareas.

In implementing this subarea, the applicant will rely on the underlying Government and Institutional District (GOV) zoning designation and requirements contained in Section 1121.16, except to the extent variance and divergences are identified below and in the upcoming Development Plan application.

List of Permitted Uses

- Essential Public Services and Utilities

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.

1135.01 (b) Specific Objectives:

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are consistent with all applicable plans including but not limited to the Comprehensive Plan (2018), Thoroughfare Plan, and the intent of the Ordinance.

The combined Section 1 PUD contains 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The Cotton abandon railroad line to the north will serve as a natural buffer between the Innovation/Manufacturing uses and future residential/retail developments anticipated to be north. The railroad line will also help link all the interior multi-purpose trails within Marysville East as well. The blending of all these uses could not be achieved under a straight zoning district.

(2) Allow the creation of development standards that respect the unique characteristics, natural quality, and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

The Marysville East Combined Section #1 PUDs provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Section #1, #1A, & #1B consists of approximately 82.98 acres. This public common area will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

(3) Promote economical and efficient use of land and reduce infrastructure costs through unified development.

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer for the transition to industrial.

(4) To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.

The protected public common areas and the individual pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

(5) Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

Compatibility between proposed land uses within and around the PUD is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea will help to buffer the existing multi-family development from the industrial / innovation area and the natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

(6) Where appropriate, provide for community facilities, open space, and recreational areas.

The large open space of approximately 82.98 acres across the combined Marysville East Section 1 will preserve existing natural features, with trails and connectivity added to and from each subarea. The Marysville East Sections 2 and 3 expand this open space to 136 acres and its anticipated to growth with future expansion. This preservation area will be in addition to the open spaces and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

(7) To provide a maximum choice of business and living environments by allowing for a variety of housing, building types, and imaginative architectural design.

Across all the Marysville East PUDs, the integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other

existing or future residents of Marysville. The unique design of the multi-family community with Section 1 incorporates both three-story walk-up units with a townhome product that gives future residents a choice of products within the same project. Amenities with this multi-family project will be a pool, fitness center, dog parks, and trails throughout and linked to other open spaces within the overall PUD.

(8) To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.

The PUD will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

(9) To develop land in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- With each amendment to the Section 1 PUD, a service letter was provided by Marysville which warrants that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station was constructed along Watkins Road by the City of Marysville and is part of this PUD. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and future improvements to these utilities will be identified and constructed as the users of the ground are identified.

- Gas service for the site is available from URE and the line is located down the west side of the Bennington property, which the property was included as part of the original Section 1 submission.

- Spectrum has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn. The developer(s), City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the Cotton abandon railroad line to the north with the natural tree line to buffer the future single-family and retail developments from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

D. Additional Development Standards.

Marysville East Annexation #1 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ENLARGEMENT PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D1

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



Open Space Data:

Total Gross Acreage: ± 36.36 Acres

Total Open Space: ± 11.39 Acres (± 31.33% of gross)

Proposed 8' wide Multi-use Path:

Proposed 5' wide Sidewalk:

WATKINS CENTRAL - SUBAREA A OPEN SPACE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D2

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



SITE DATA

Total Acreage:	± 36.36 acres
Total Units:	502 Units
Townhome Units:	214 Units
Multi-family Units:	288 Units
Total Parking:	592 Spaces
Surface Parking:	532 Spaces
Garage Parking:	60 Spaces
(does not include townhome garage or driveway spaces)	
Density:	± 13.81 du/acre
Total Open Space:	± 11.39 Acres (± 31.33% of gross)

WATKINS CENTRAL - SUBAREA A ILLUSTRATIVE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D3

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

US ROUTE 36

NOTE: ADDITIONAL PATH & CROSSBUCK FENCE LOCATIONS FOR SUBAREA B TO BE DEFINED WITH FINAL LAYOUT

WATKINS ROAD

NOTE: ADDITIONAL PATH & CROSSBUCK FENCE LOCATIONS FOR SUBAREA B TO BE DEFINED WITH FINAL LAYOUT

US ROUTE 33

Plan Key:

Multi-Use Asphalt Path:

Black Crossbuck Fence:

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - OVERALL FENCE & PATH PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

EXHIBIT D4

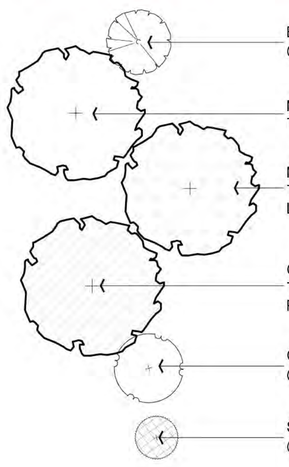
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10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

LANDSCAPE KEY PLAN



EVERGREEN TREE
@ MIN. 6' HEIGHT INSTALL

MED. TO LARGE DECIDUOUS
TREE @ MIN. 2" CAL. INSTALL

MED. TO LARGE DECIDUOUS
TREE TOWARD INTERIOR VUA
LANDSCAPE

ORNAMENTAL OR DECIDUOUS TREE
TOWARD PARKING PERIMETER
REQUIREMENT

ORNAMENTAL TREE
@ MIN. 1.75" CAL. INSTALL

SCREENING SHRUB
@ MIN. 36" HT. INSTALL

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
2	6' BENCH	SEE DETAIL G, EXHIBIT E7 FOR MORE INFORMATION
3	FOUNTAIN	-
4	TABLE AND CHAIRS	SEE DETAIL A, EXHIBIT E7 FOR MORE INFORMATION
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
6	CROSSBUCK FENCE WITH WELDED WIRE MESH	SEE DETAIL E, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
8	TRASH COMPACTOR	SEE ARCHITECTS PLANS FOR MORE INFORMATION
9	GRILL	SEE DETAIL L, EXHIBIT E7 FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
11	DOGGY BAG WASTE STATION	SEE DETAIL C, EXHIBIT E7 FOR MORE INFORMATION

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Quercus macrocarpa Bur Oak	2" CAL.	B&B	AS SHOWN	
Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Green Spire' Greenspire Little Leaf Linden	2" CAL.	B&B	AS SHOWN	
Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia × loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridus 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
Picea glauca White Spruce	6' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
Pinus strobus White Pine	6' HT.	B&B	PER PLAN	

WATKINS ROAD

Multi-use Path Connection

80' R/W

Small Street Trees at 30' O.C. Where Located Within 10' of Overhead Electric

Multi-Family Primary Entry Enlargement Plan See Exhibit E5 For More Information

Clubhouse Enlargement Plan See Exhibit E4 For More Information

Lift Station ± 1.14 Acres

Proposed 60' setback

25' setback

Maintenance Bldg.

Clubhouse

Pool

Dog Park

Retention Pond

Garage (12)

Garage (6)

Compactor

3-Story Garden 24 Unit

4-Unit

6-Unit

southern Mailbox Enlargement Plan See Exhibit E4 For More Information

Highway Oriented Sign Enlargement Plan See Exhibit E5 For More Informmation

US ROUTE 33

Prop. 95' bldg. setback

Proposed 25' parking setback

Landscape buffer area

WATKINS CENTRAL - SUBAREA A OVERALL LANDSCAPE

CITY OF MARYSVILLE, UNION COUNTY, OHIO

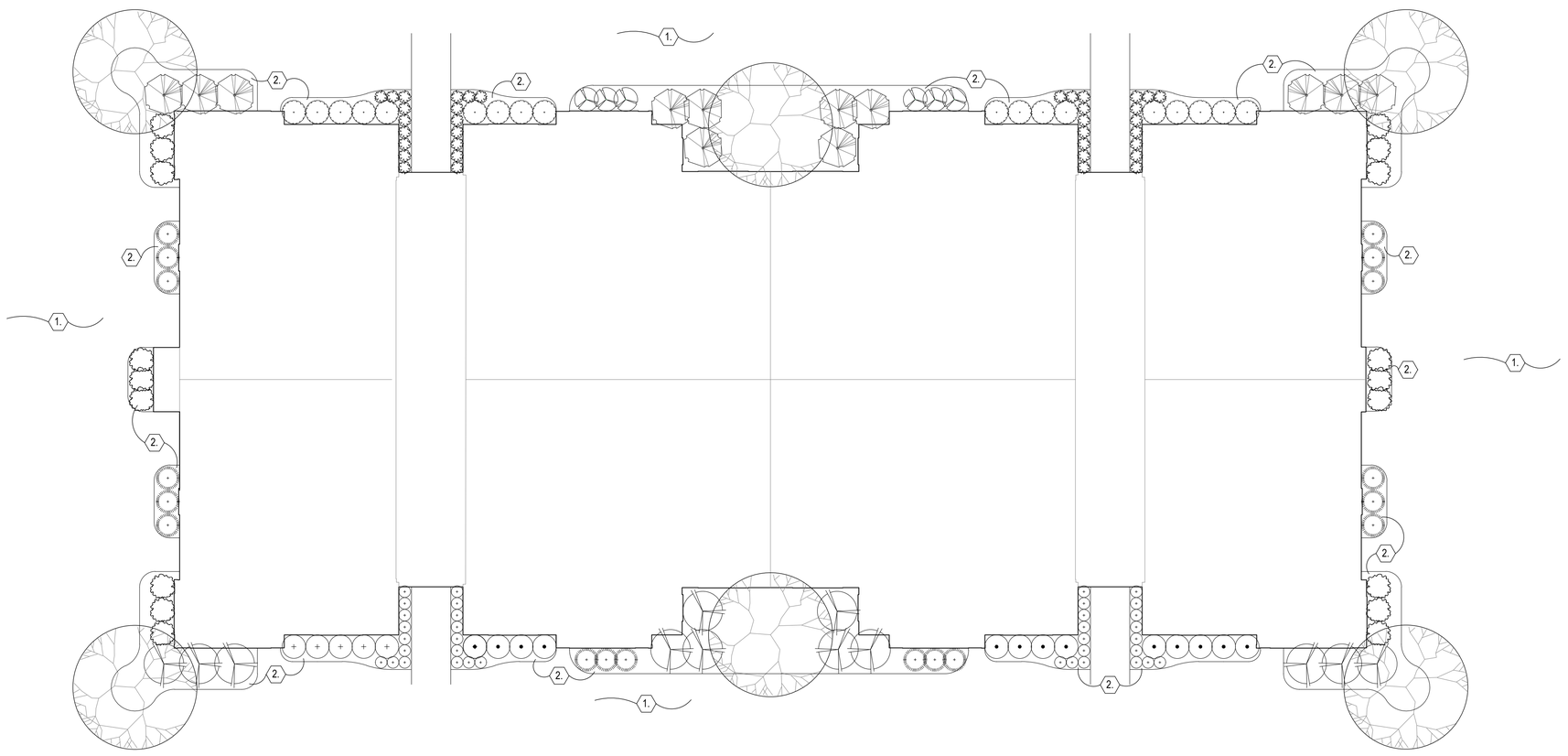
EXHIBIT E1

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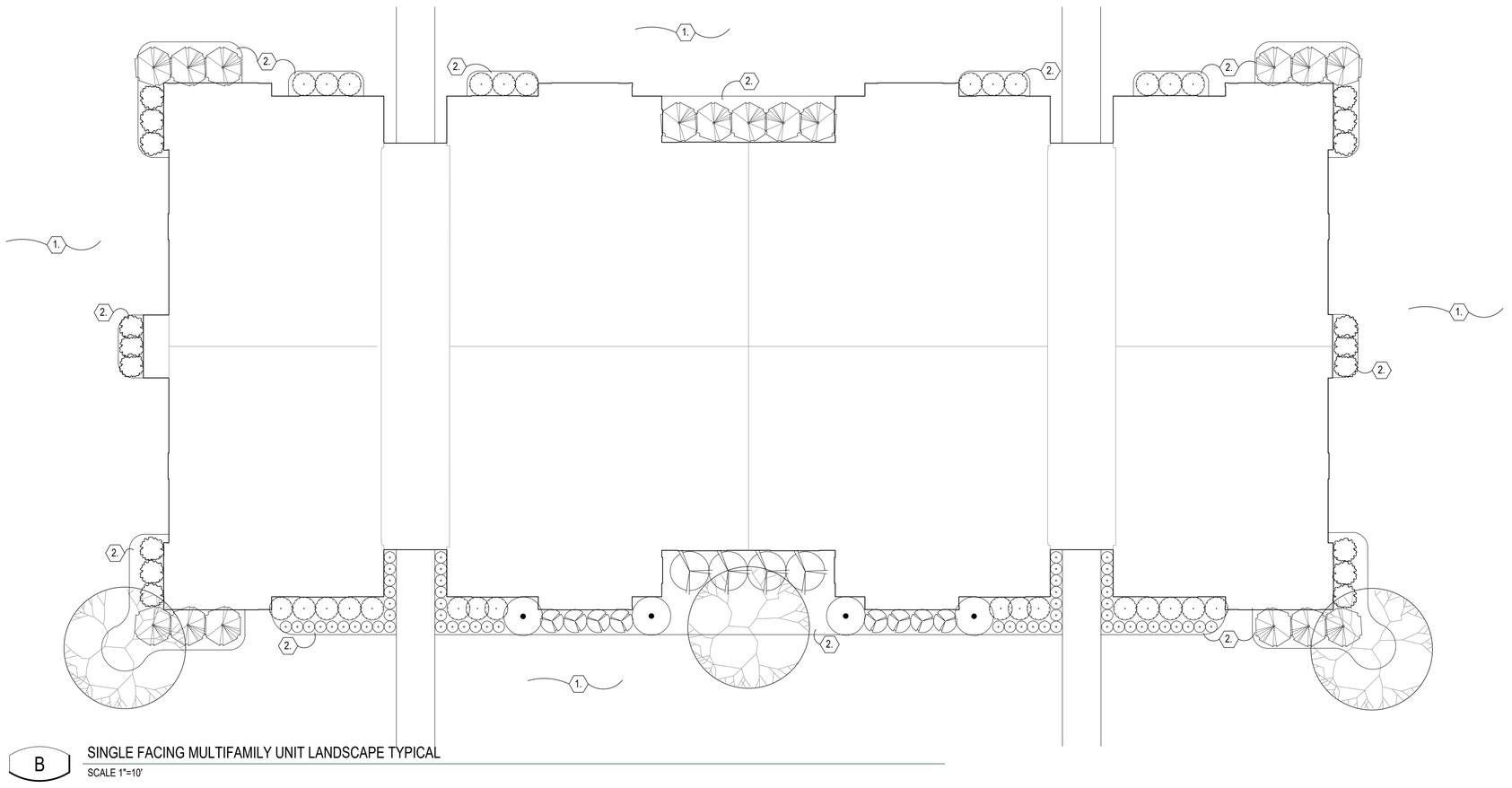
10.17.2023

G2 PLANNING + DESIGN

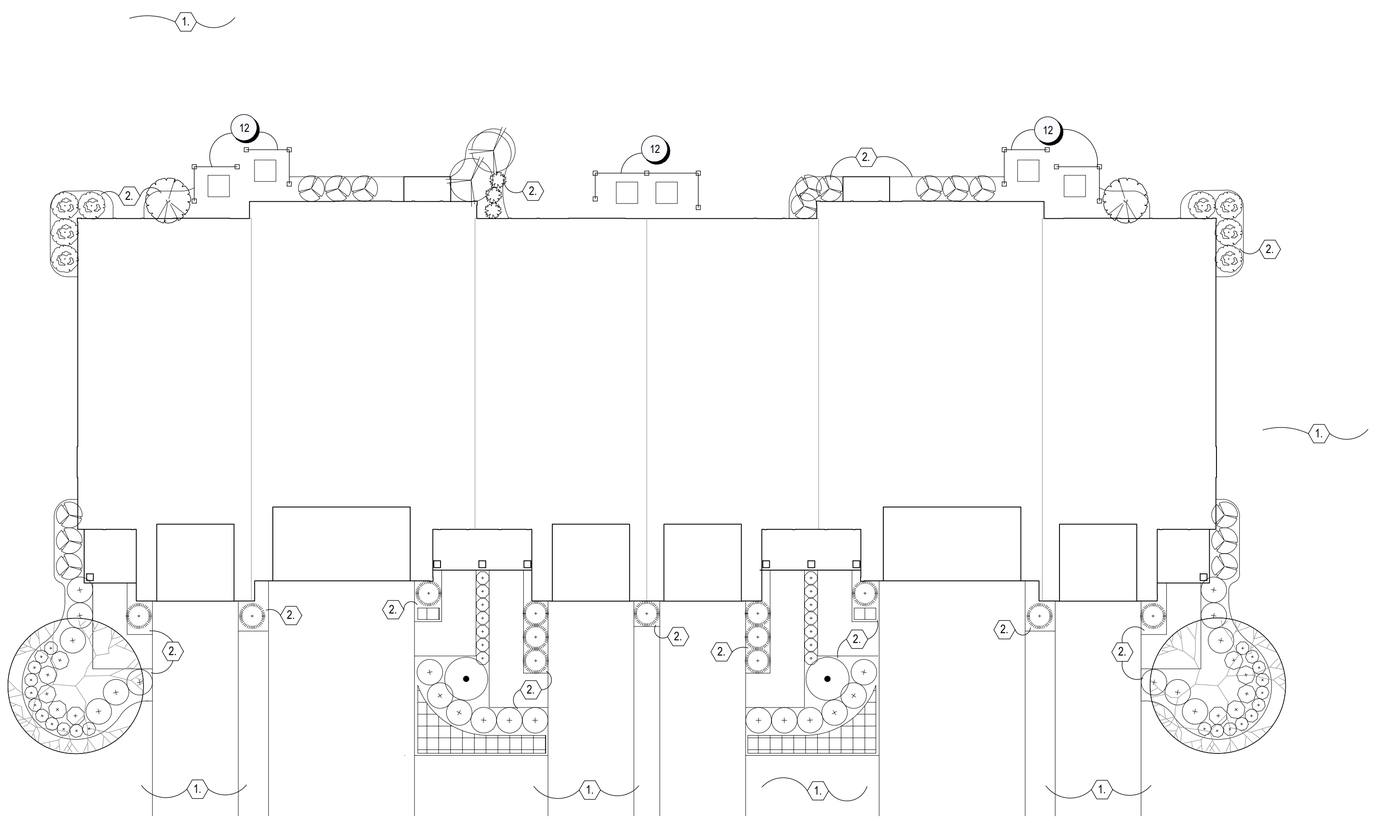
ROCKFORD DEVELOPMENT INVESTMENTS



A DOUBLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=10'



B SINGLE FACING MULTIFAMILY UNIT LANDSCAPE TYPICAL
SCALE 1"=10'



C SOUTH, WEST AND EAST FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Peve Minaret' Peve Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptens 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

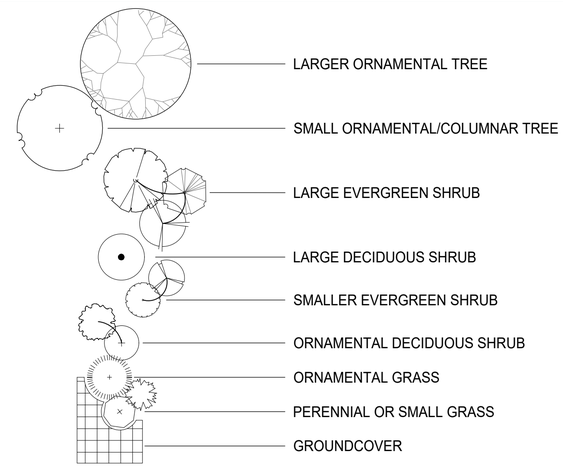
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - UNIT TYPICAL LANDSCAPE PLANS I EXHIBIT E2

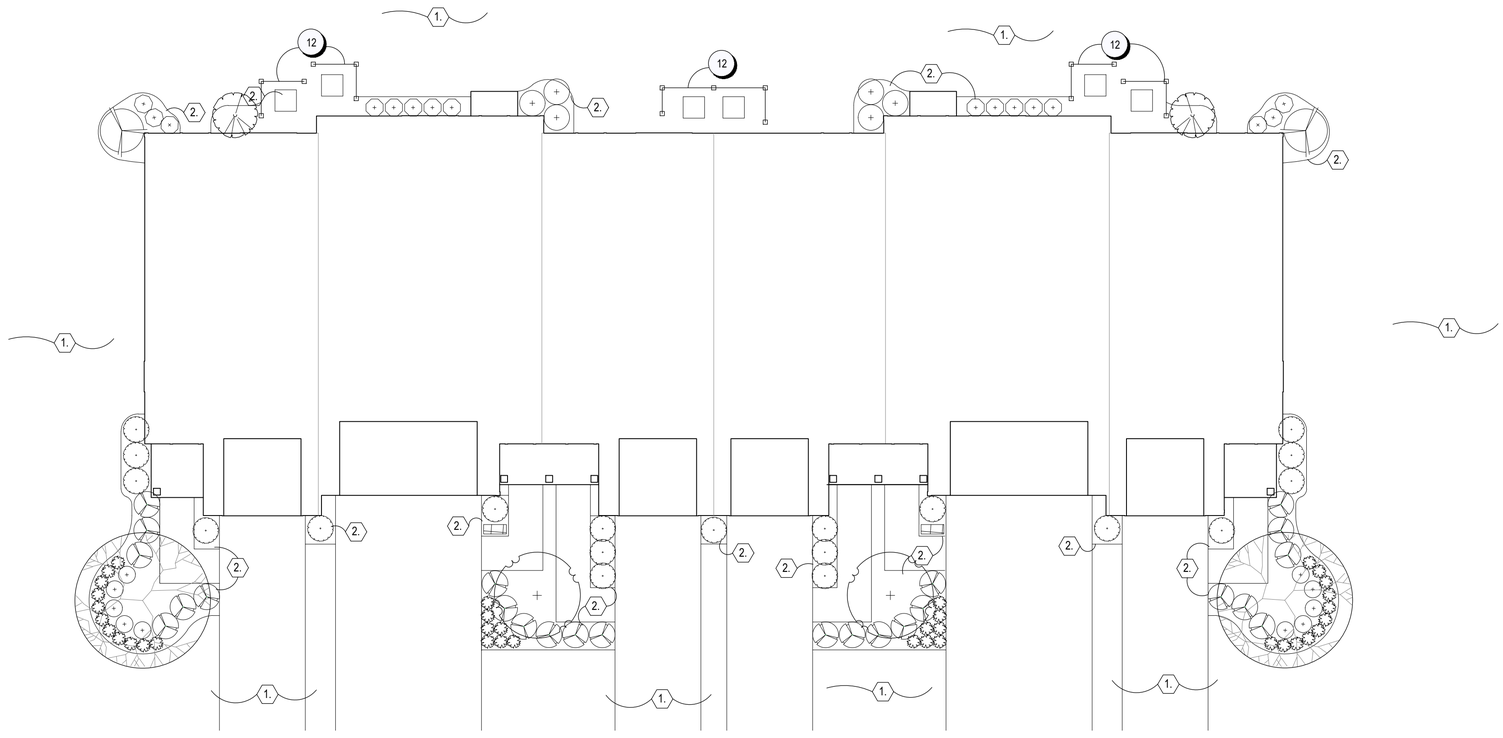
CITY OF MARYSVILLE, UNION COUNTY, OHIO

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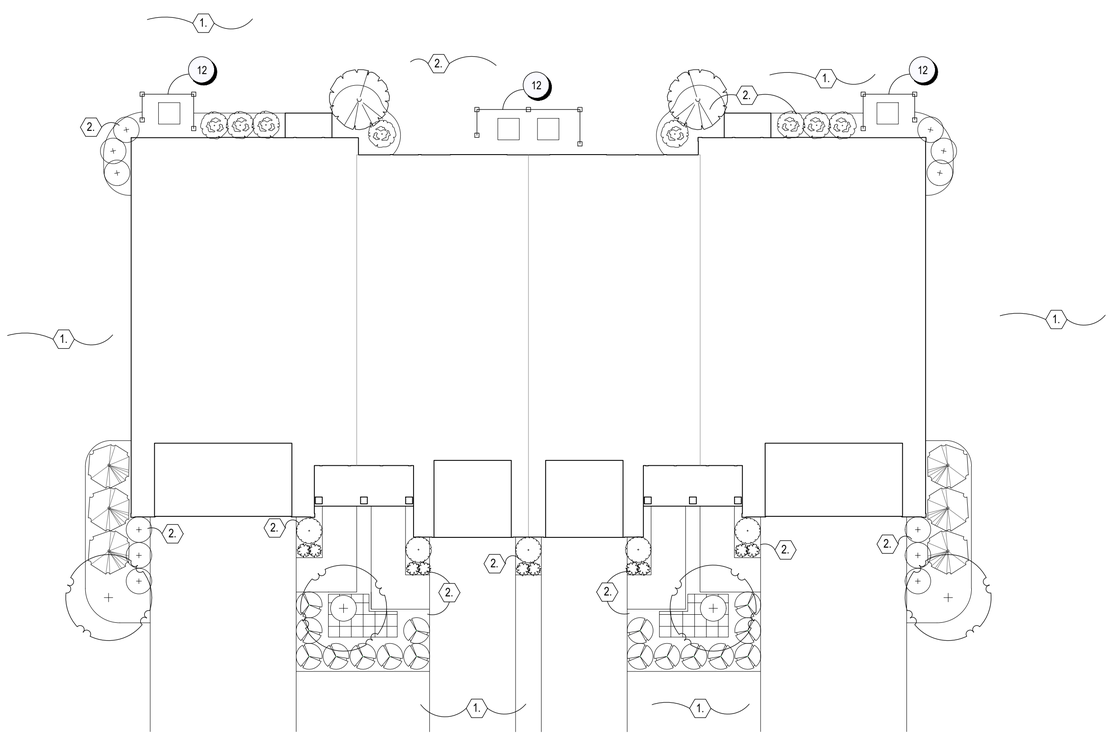
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G2 PLANNING + DESIGN

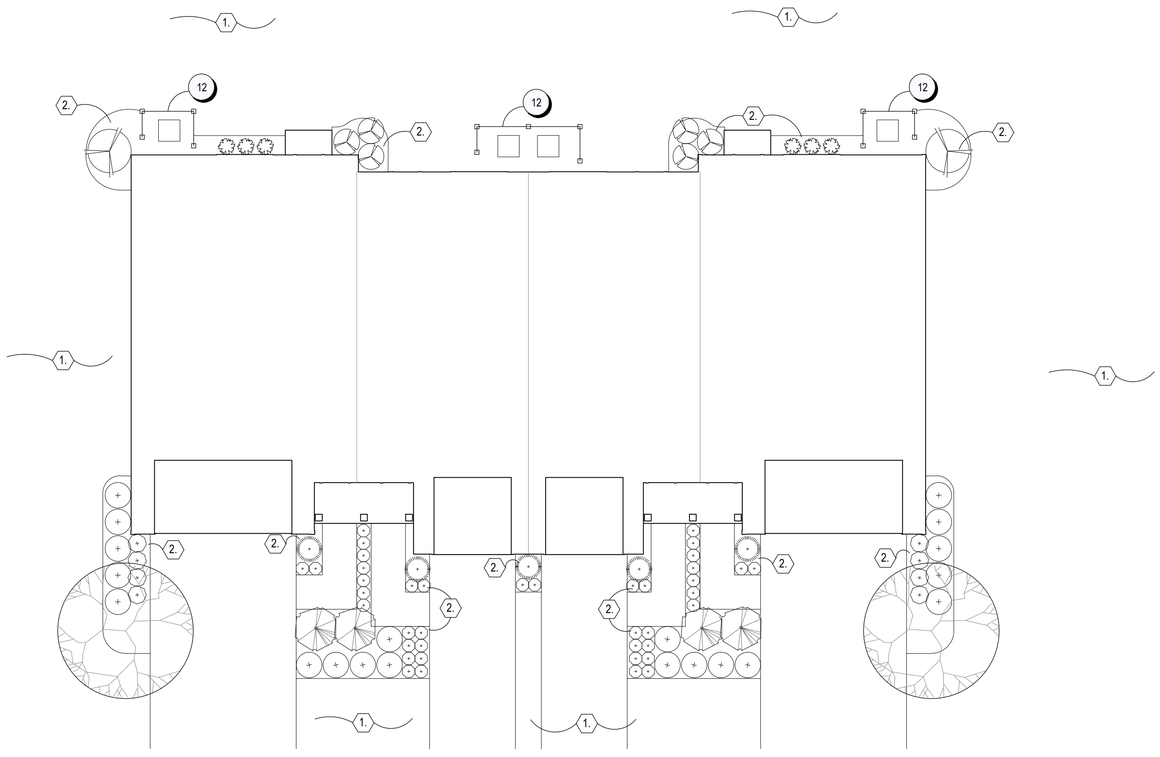
ROCKFORD DEVELOPMENT INVESTMENTS



D NORTH FACING 6 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'



D NORTH FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'



E SOUTH, WEST AND EAST FACING 4 UNIT TOWNHOME LANDSCAPE TYPICAL
SCALE 1"=10'

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Cercis canadensis 'JN2' Rising Sun Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula 'Royal Frost' Royal Frost Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Heptacodium miconioides Seven Son Flower	1.5" CAL.	B&B	AS SHOWN	
Fagus sylvatica 'Dawyck Gold' Dawyck Gold Columnar Beech	1.5" CAL.	B&B	AS SHOWN	
Acer palmatum 'Butterfly' Butterfly Japanese Maple	1.25" CAL.	B&B	AS SHOWN	
Taxodium distichum 'Peve Minaret' Peve Minaret Bald Cypress	1.25" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Syringa x prestoniae 'James Macfarlane' James Macfarlane Lilac	24-36" HT.	#5 CONT.	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	AS SHOWN	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Cimifuga racemosa 'Chocoholic' Chocoholic Black Snakeroot	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	AS SHOWN	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	AS SHOWN	
Schizachyrium scoparium 'The Blues' The Blues Little Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Ajuga reptens 'Bronze Beauty' Bronze Beauty Bugleweed	-	PLUG	6" O.C.	

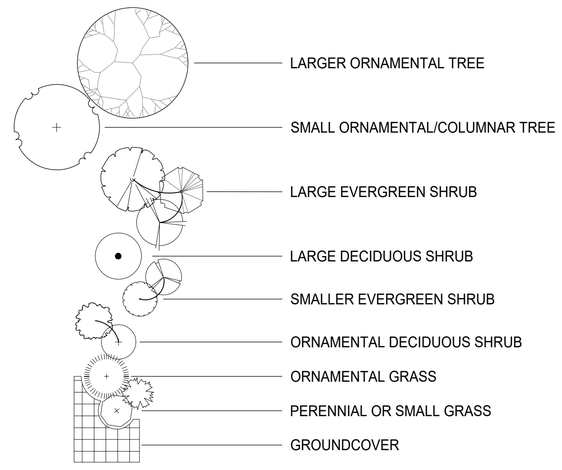
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



WATKINS CENTRAL - UNIT TYPICAL LANDSCAPE PLANS II EXHIBIT E3

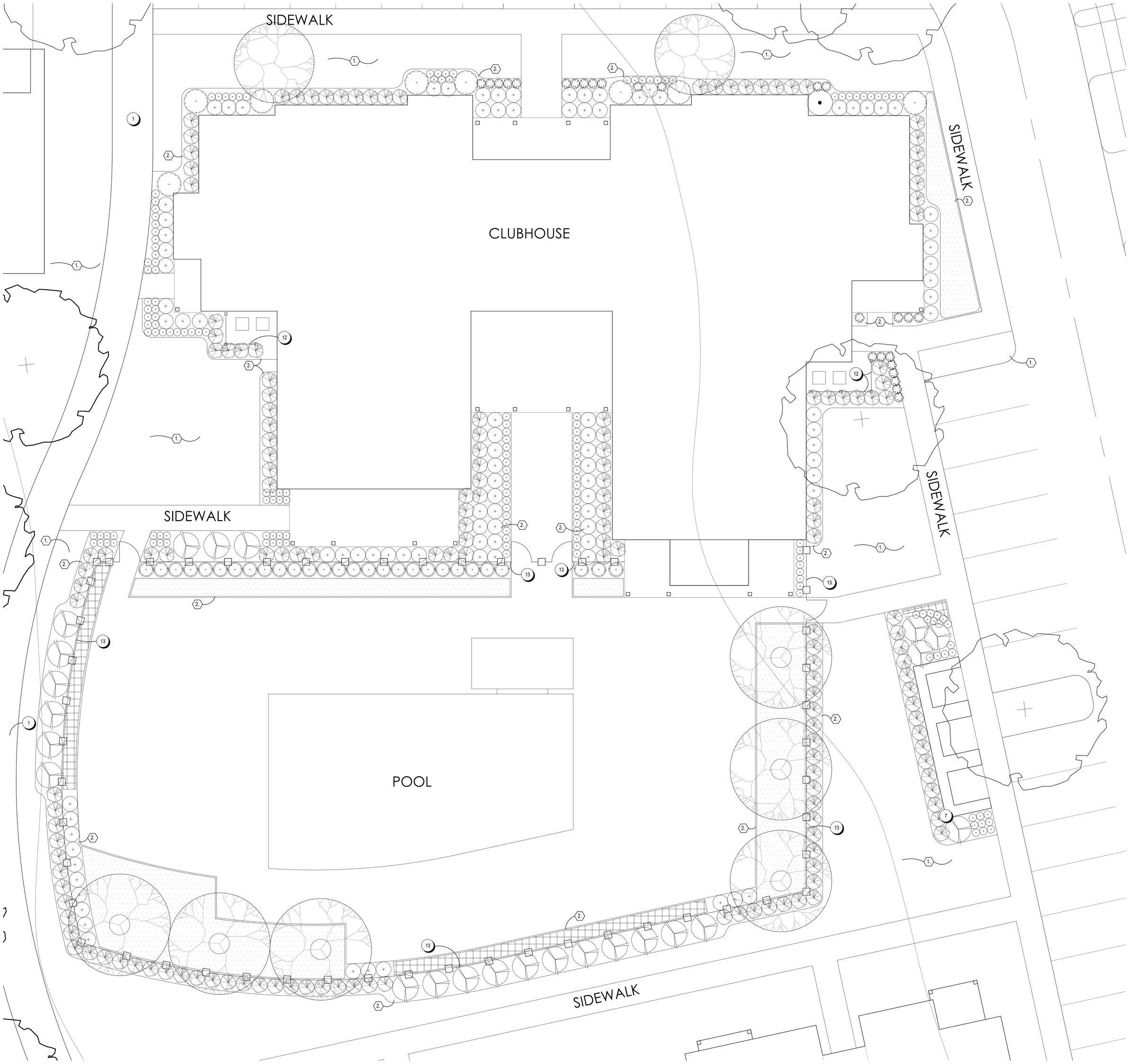
CITY OF MARYSVILLE, UNION COUNTY, OHIO

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10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

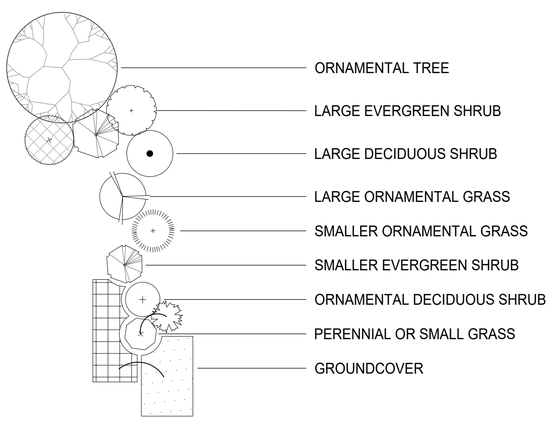
CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
12	AC SCREENING FENCE	SEE DETAIL F, EXHIBIT E7 FOR MORE INFORMATION
13	AMERISTAR MONTAGE PLUS MAJESTIC POOL FENCE	SEE DETAIL B, EXHIBIT E7 FOR MORE INFORMATION

LANDSCAPE PLAN KEY



NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - CLUBHOUSE LANDSCAPE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

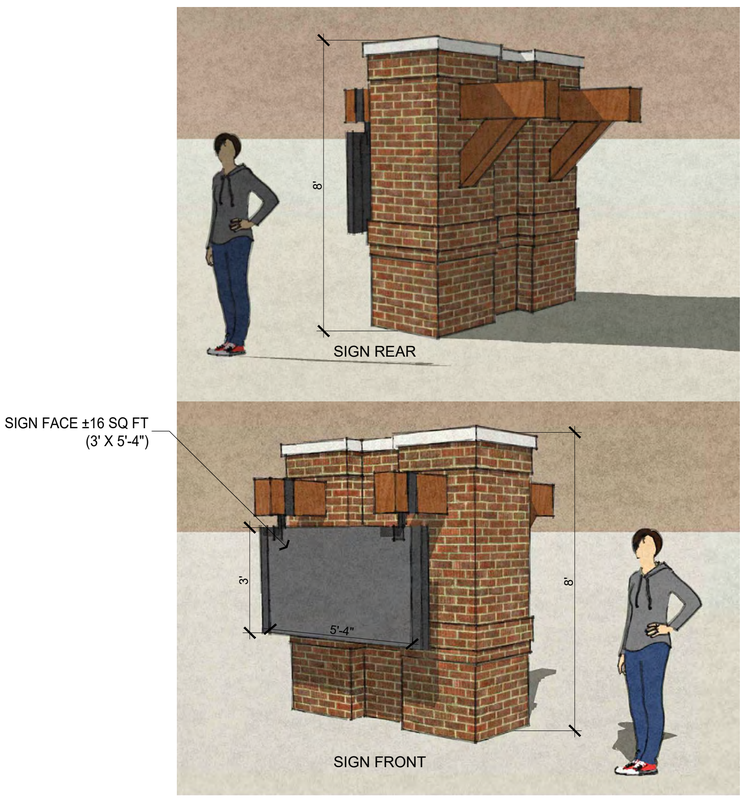
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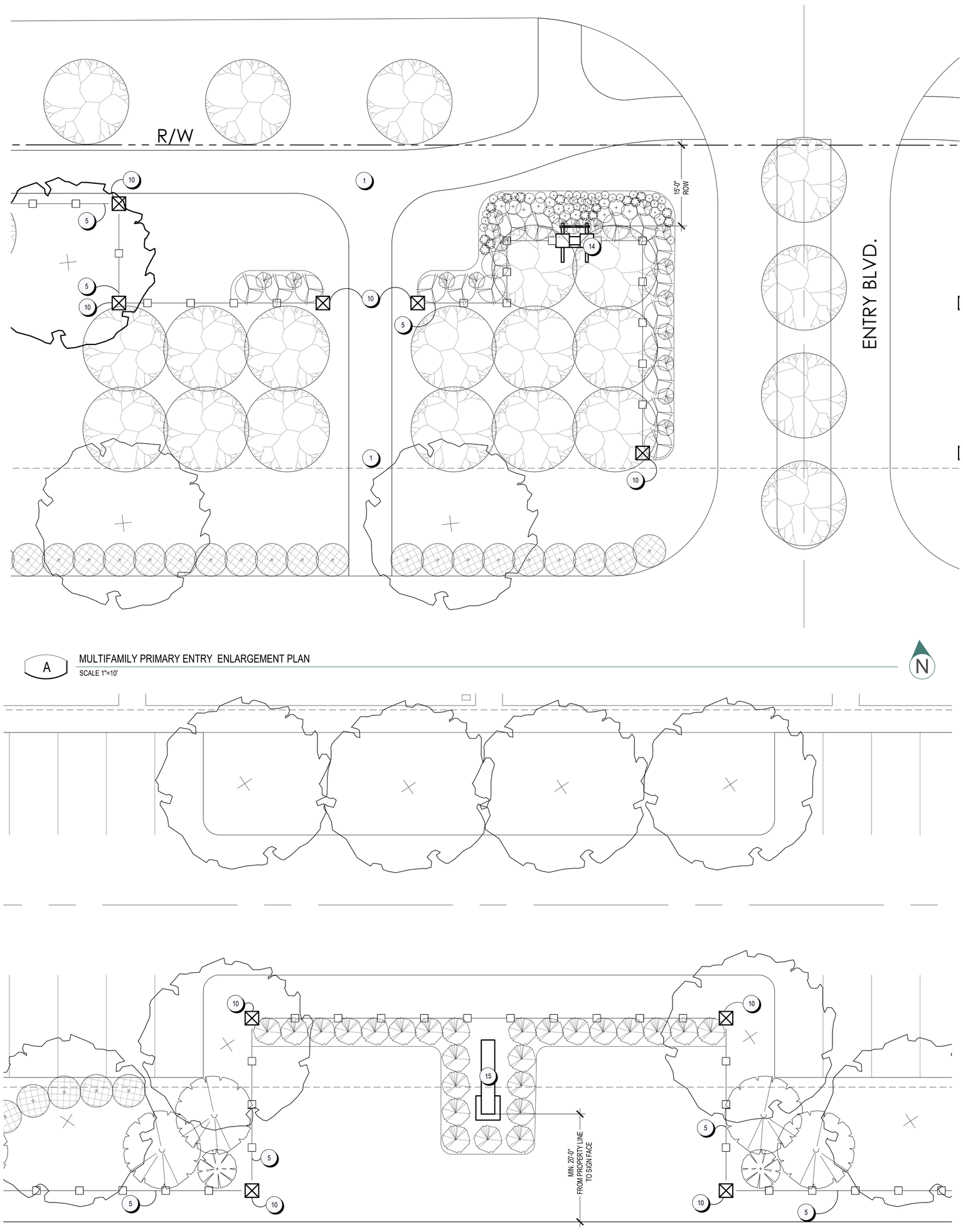
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G2 PLANNING + DESIGN

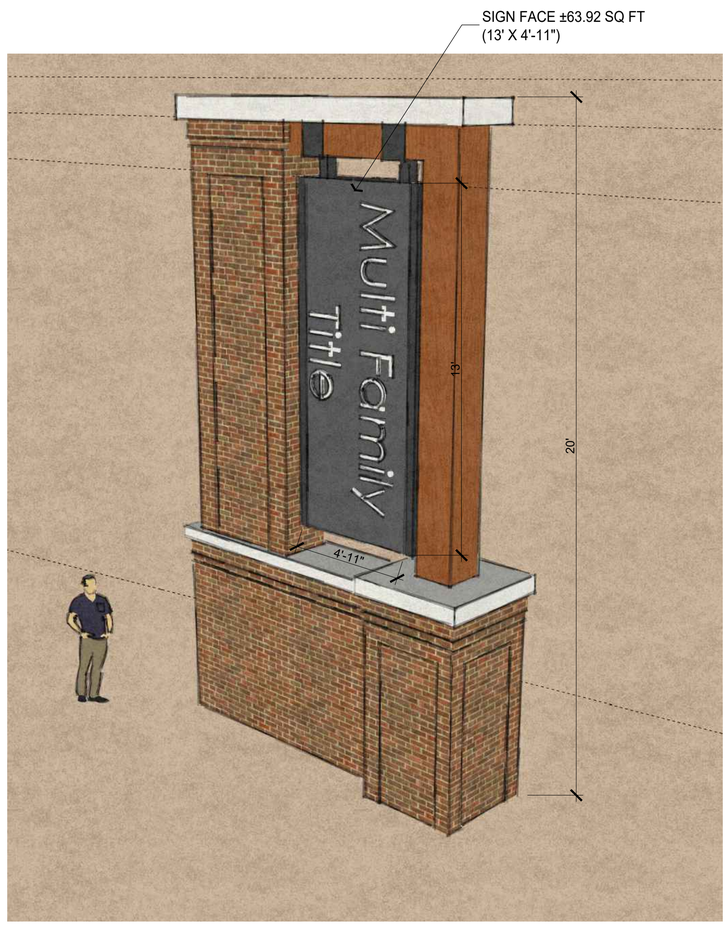
ROCKFORD DEVELOPMENT INVESTMENTS



B MULTIFAMILY ENTRY SIGN
SCALE: N.T.S.

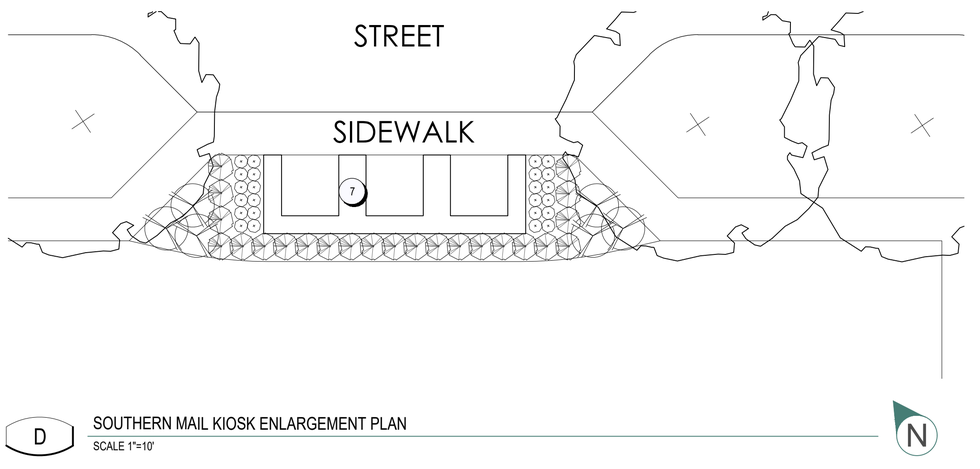


A MULTIFAMILY PRIMARY ENTRY ENLARGEMENT PLAN
SCALE 1"=10'



D DOUBLE SIDED HIGHWAY ORIENTED SIGN
SCALE: N.T.S.

C HIGHWAY ORIENTED SIGN ENLARGEMENT PLAN
SCALE 1"=10'



D SOUTHERN MAIL KIOSK ENLARGEMENT PLAN
SCALE 1"=10'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

CODED LANDSCAPE NOTES

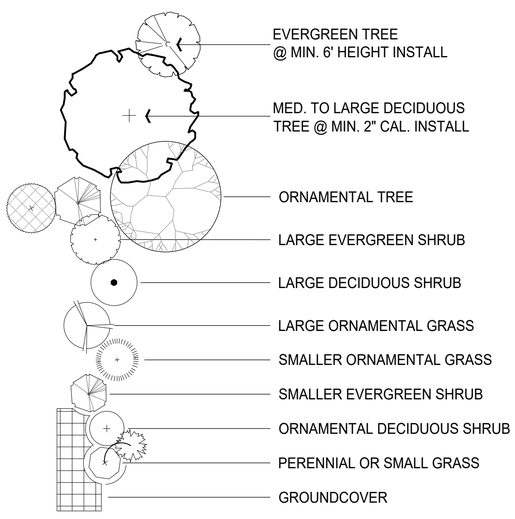
1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
1	8' WIDE MULTI USE PATH	-
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
7	MAIL KIOSK	SEE ARCHITECTS PLANS FOR MORE INFORMATION
10	COLUMN	SEE DETAIL M, EXHIBIT E7 FOR MORE INFORMATION
14	MULTI-FAMILY ENTRY SIGN	SEE DETAIL B, EXHIBIT E5 FOR MORE INFORMATION
15	DOUBLE SIDED HIGHWAY ORIENTED SIGN	SEE DETAIL D, EXHIBIT E5 FOR MORE INFORMATION

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

LANDSCAPE KEY PLAN



WATKINS CENTRAL - SIGN ENLARGEMENT PLANS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

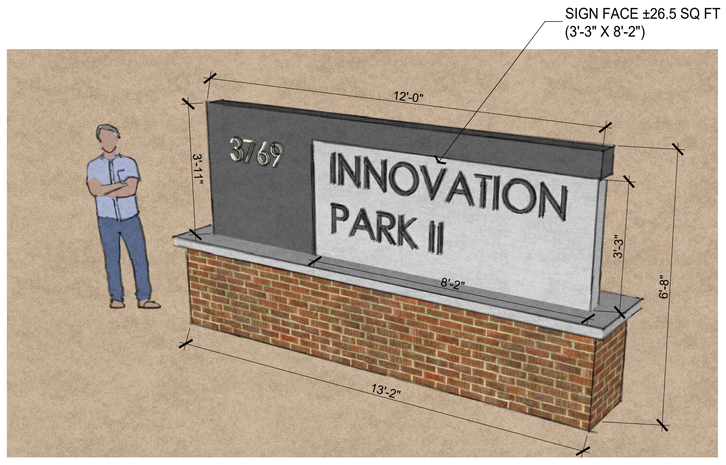
EXHIBIT E5

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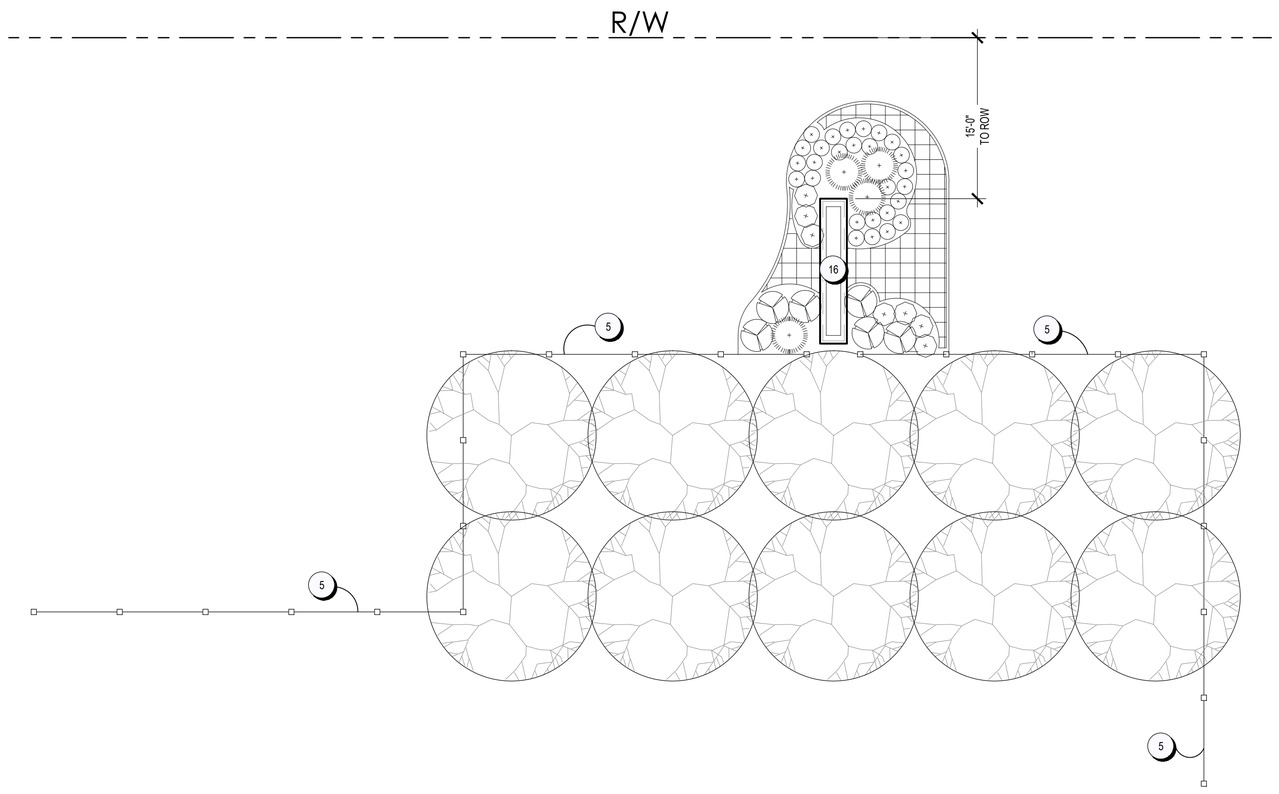
G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS

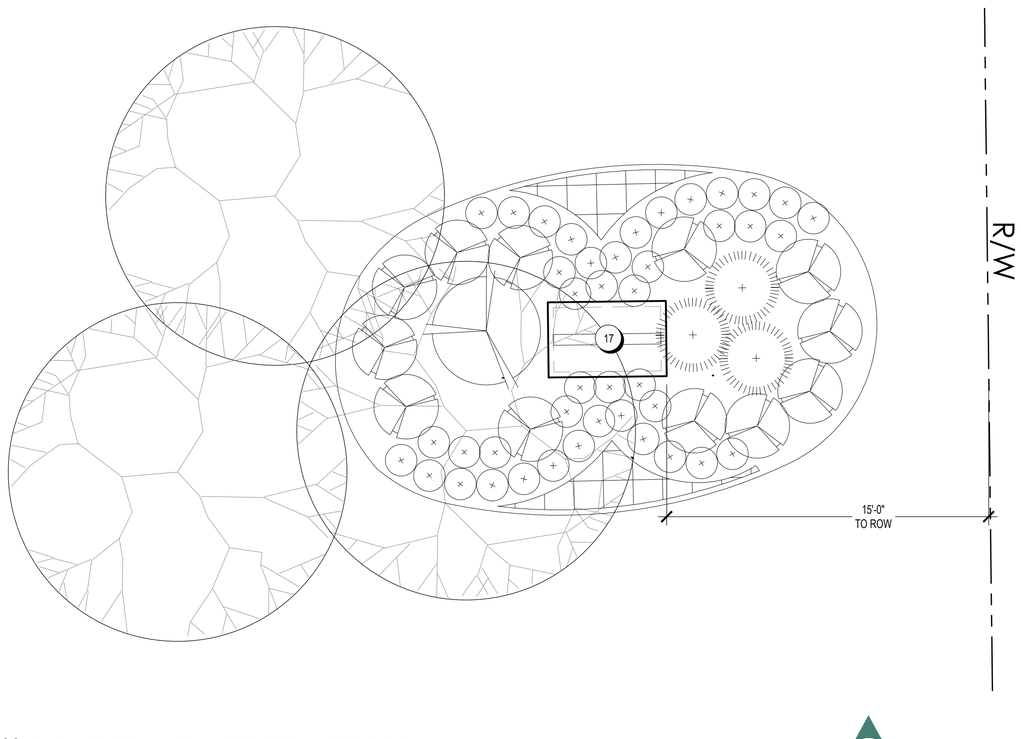


G DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.

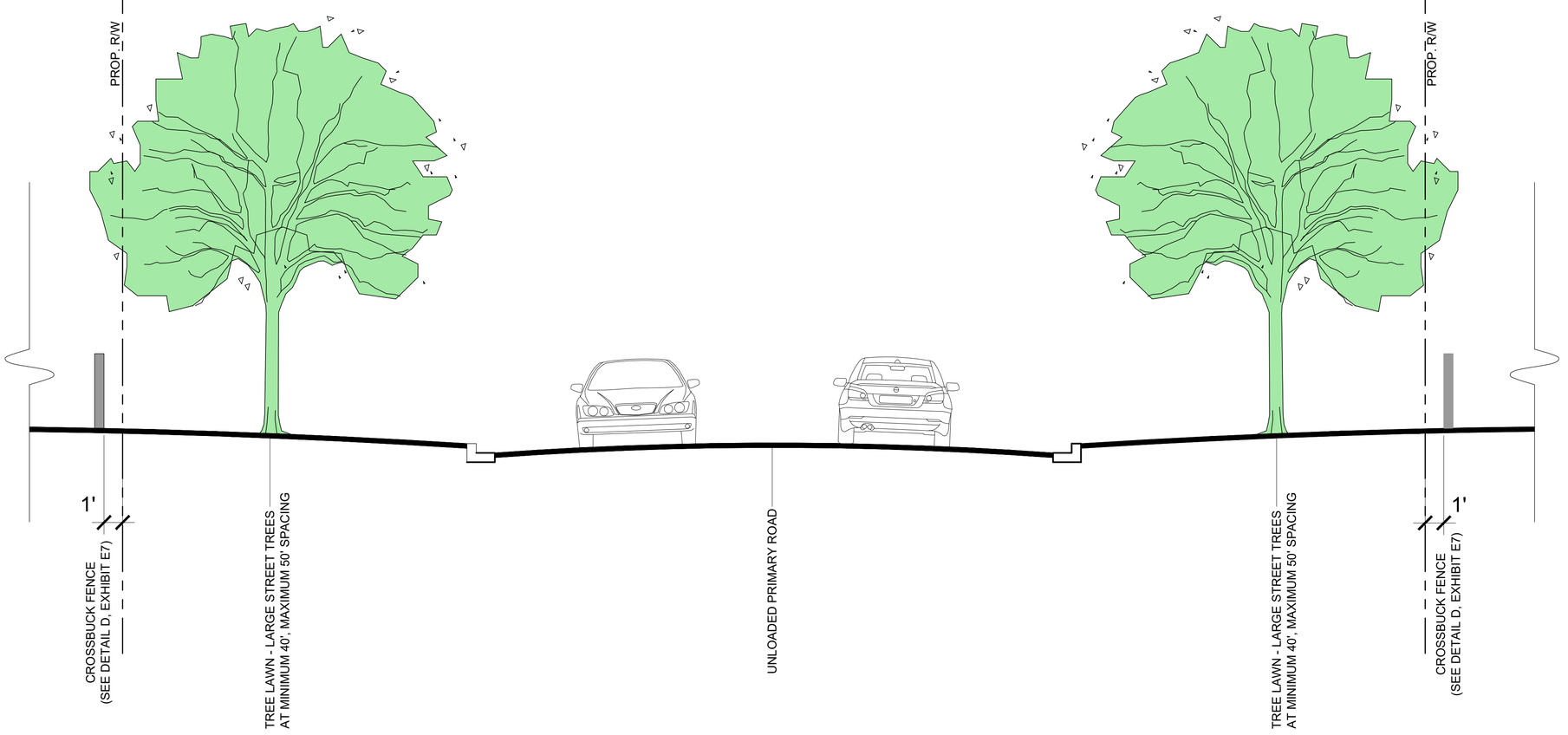
H DOUBLE SIDED SECONDARY INDUSTRIAL ENTRY SIGN
SCALE: N.T.S.



E DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=8'



F DOUBLE-SIDED SECONDARY INDUSTRIAL SIGN LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=4'



I UNLOADED PRIMARY ROAD TYPICAL SECTION
SCALE: 1"=4'

CONCEPTUAL PLANT LIST

BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES				
Aesculus x carnea 'Briotii' Briotti Horsechestnut	1.5" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Flamethrower' Flamethrower Redbud	1.5" CAL.	B&B	AS SHOWN	
Betula papyrifera 'Renci' Renaissance Reflection Paper Birch	1.5" CAL.	B&B	AS SHOWN	NOT TO BE USED AS STREET TREE
Cornus controversa 'June Snow' June Snow Giant Dogwood	1.5" CAL.	B&B	AS SHOWN	
LARGE EVERGREEN SHRUBS				
Juniperus virginiana 'Taylor' Sweetbay Magnolia	5' HT.	B&B	AS SHOWN	
Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	AS SHOWN	
Chamaecyparis pisifera 'Gold Spangle' Gold Spangle False Cypress	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Capitata' Capitata Yew	3-4' HT.	B&B	AS SHOWN	
Taxus cuspidata 'Emerald Spreader' Emerald Spreader Yew	1.75" CAL.	B&B	AS SHOWN	
Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	AS SHOWN	
LARGE DECIDUOUS SHRUBS				
Hydrangea Paniculata 'Berry White' Berry White Hydrangea	24-36" HT.	#5 CONT.	PER PLAN	
Hydrangea Quercifolia 'Alice' Alice Oak Leaf Hydrangea	24-36" HT.	B&B	PER PLAN	
Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum	24" HT.	#5 CONT.	PER PLAN	
ORNAMENTAL DECIDUOUS SHRUBS				
Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	-	#3 CONT.	AS SHOWN	
Hydrangea arborescens 'Abetwo Incrediball' Incrediball Hydrangea	-	#3 CONT.	AS SHOWN	
Callicarpa dichotoma 'Issai' Issai Beautyberry	-	#3 CONT.	AS SHOWN	
Itea virginica 'Little Henry' Little Henry Sweetspire	-	#3 CONT.	AS SHOWN	
Clethra alnifolia 'Ruby Spice' Ruby Spice Clethra	-	#3 CONT.	AS SHOWN	
Fothergilla gardenii Dwarf Fothergilla	-	#3 CONT.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS				
Carex pennsylvanica Pennsylvania Sedge	-	#1 CONT.	24" O.C.	
Helictotrichon sempervirens Blue Oat Grass	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Rudbeckia	-	#1 CONT.	AS SHOWN	
Eupatorium maculatum 'Little Pye' Little Pye Joe Pye Weed	-	#1 CONT.	AS SHOWN	
Echincea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	-	#1 CONT.	24" O.C.	
Asclepias tuberosa Butterflyweed	-	#1 CONT.	24" O.C.	
Andropogon gerardii Big Bluestem	-	#1 CONT.	AS SHOWN	
Polystichum polyblepharum Tassel Fern	-	#1 CONT.	AS SHOWN	
Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	AS SHOWN	
Cerastium tomentosum Snow-in-Summer	-	PLUG	6" O.C.	
Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	-	#1 CONT.	AS SHOWN	

LANDSCAPE KEY PLAN

CODED LAYOUT AND MATERIAL NOTES

KEY	ITEM	NOTES
5	CROSSBUCK FENCE	SEE DETAIL D, EXHIBIT E7 FOR MORE INFORMATION
16	DOUBLE SIDED PRIMARY INDUSTRIAL ENTRY SIGN	SEE DETAIL G, EXHIBIT E6 FOR MORE INFORMATION
17	DOUBLE SIDED SECONDARY INDUSTRAIL ENTRY SIGN	SEE DETAIL H, EXHIBIT E6 FOR MORE INFORMATION

CODED LANDSCAPE NOTES

1. TURF - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

NOTE: THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT AND DENSITY MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

WATKINS CENTRAL - SIGN AND STREETSCAPE TYPICALS

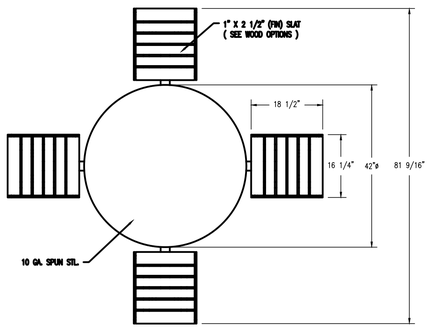
CITY OF MARYSVILLE, UNION COUNTY, OHIO

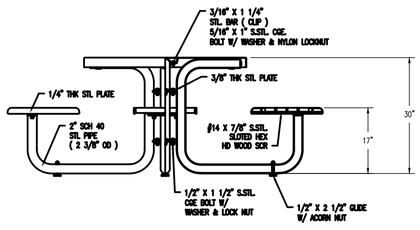
EXHIBIT E6

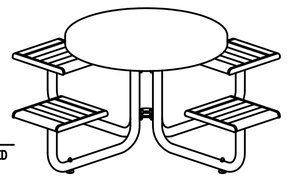
10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS







WOOD OPTIONS

☐ IPE S4S EE

☐ OTHER _____

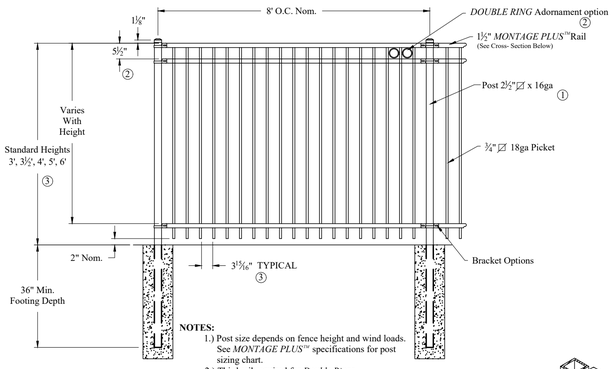
NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

2.) 1/2" X 2 1/2" NYLON GLIDES AND 1/2" X 5 1/2" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc.	TABLE	DATE DRAWN : 12/01/17 DRAWN BY : RDH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 295–40	SHEET 1 OF 2

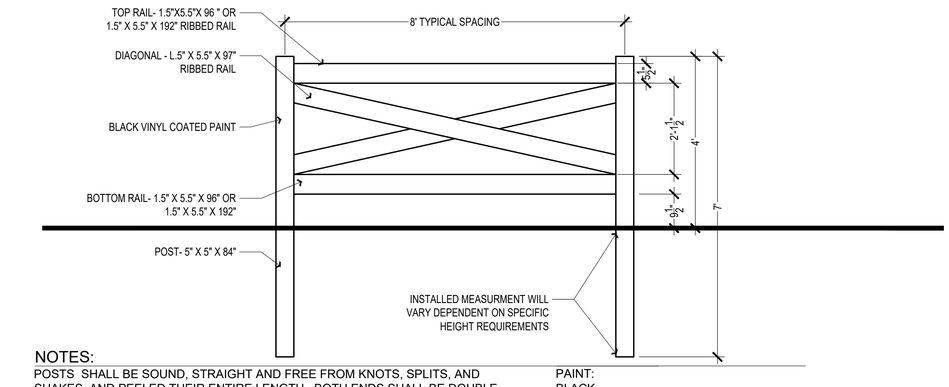
A DUMOR TABLE 295
N.T.S.



B MONTAGE PLUS MAJESTIC POOL FENCE DETAIL
N.T.S.



C DOGGY BAG WASTE STATION
N.T.S.



NOTES:

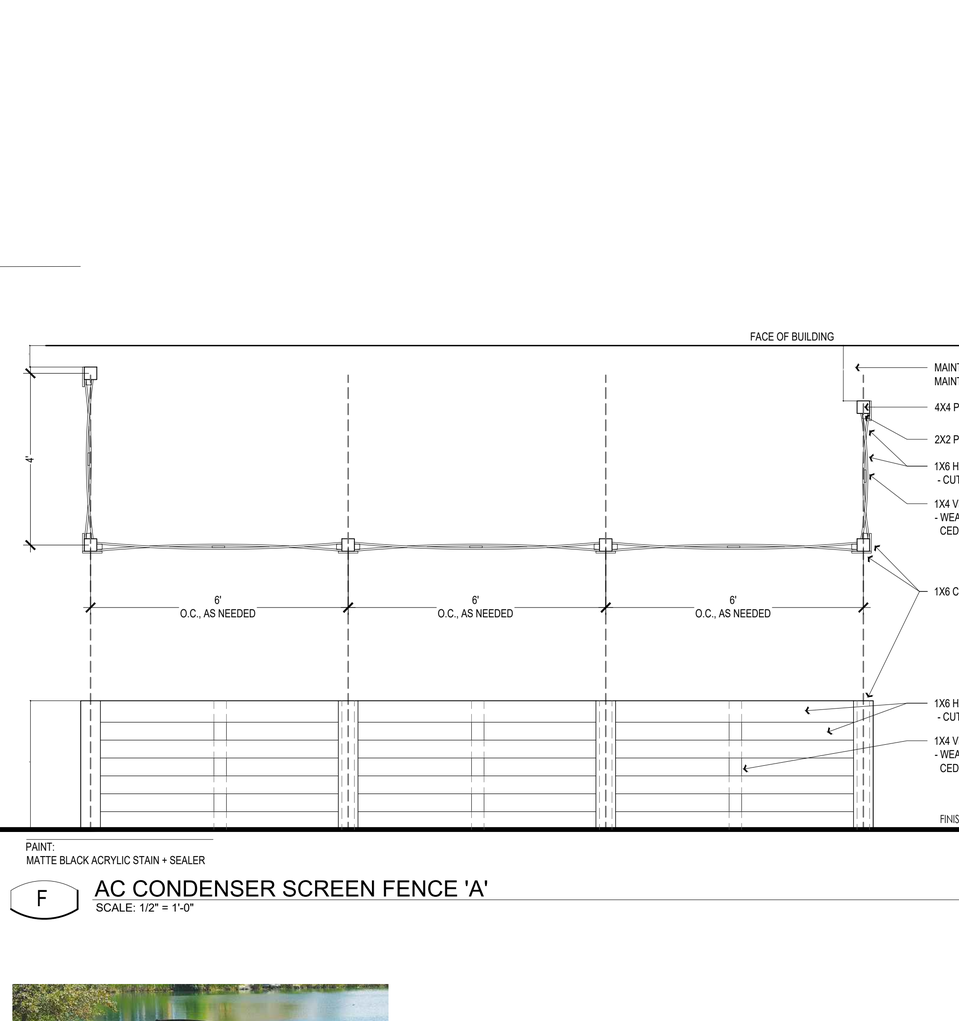
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .

FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

D CROSSBUCK FENCE
SCALE: 1/2" = 1'-0"



NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE .

FENCE BOARDS:
BOARDS SHALL BE 1.5" X 5.5" X 98" OR 1.5" X 5.5" X 192" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.

PAINT:
BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

E DOG PARK CROSSBUCK FENCE WITH WELDED WIRE MESH
SCALE: 1/2" = 1'-0"

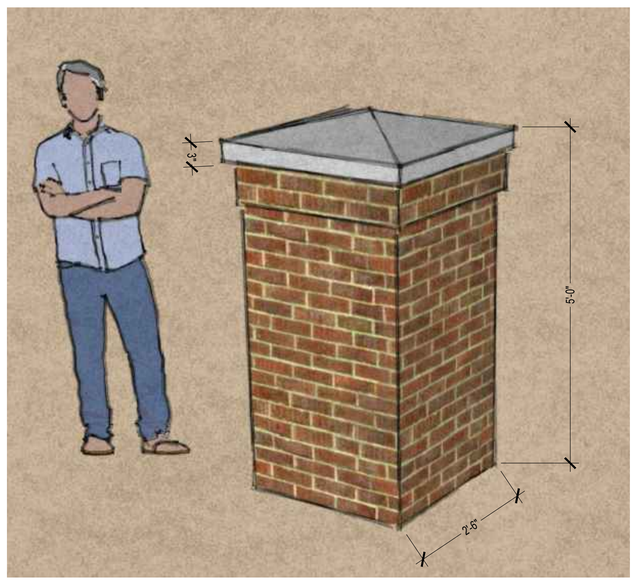
PAINT:
MATTE BLACK ACRYLIC STAIN + SEALER

F AC CONDENSER SCREEN FENCE 'A'
SCALE: 1/2" = 1'-0"

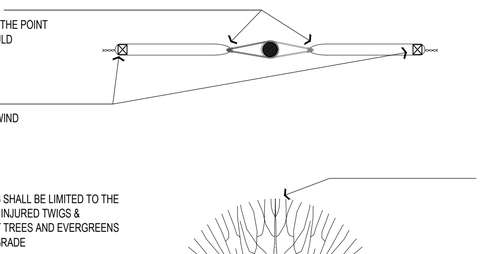


PRODUCT INFO: 6' STELLA ALUMINUM BENCH (BLACK), OR OWNER APPROVED EQUAL

G BENCH
SCALE: NTS



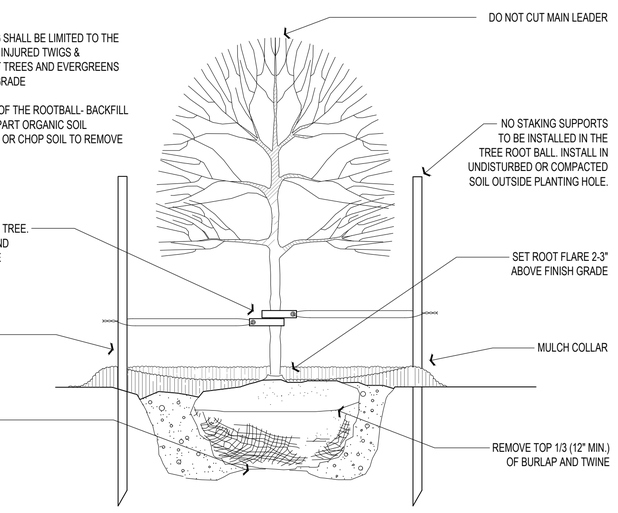
M COLUMN DETAIL
N.T.S.



STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



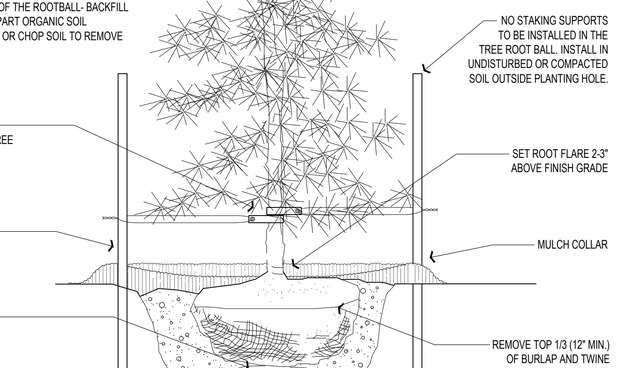
H DECIDUOUS TREE
SCALE: 1" = 1'-0"



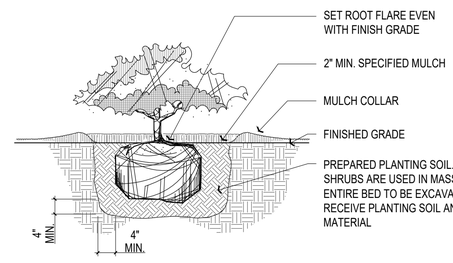
STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

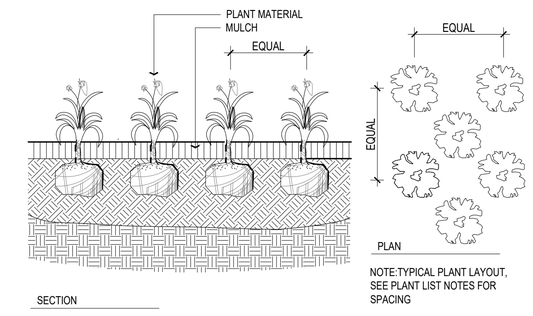
*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



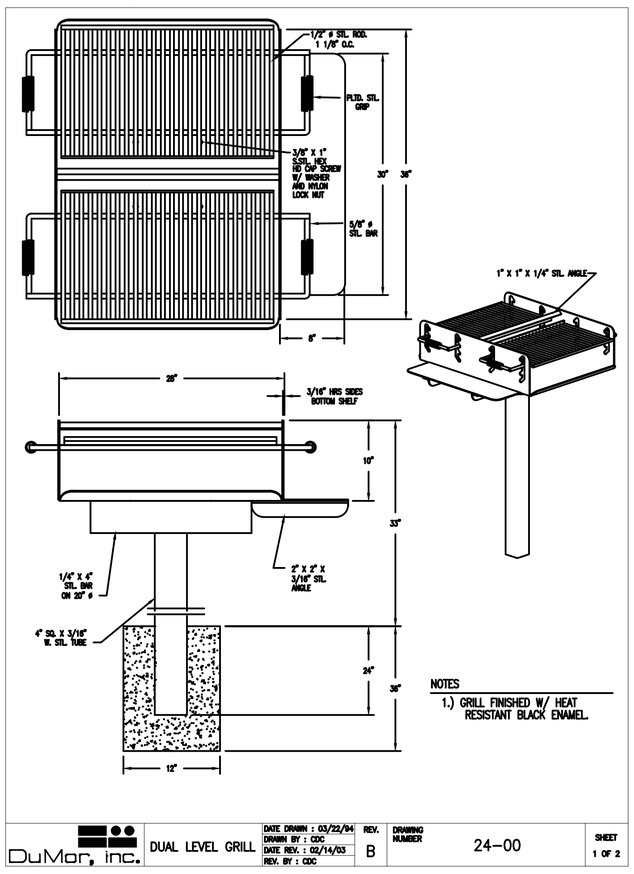
I EVERGREEN TREE
SCALE: 1" = 1'-0"



J SHRUB
SCALE: 1/2" = 1'-0"



K PERENNIALS & GROUNDCOVER
SCALE: 1" = 1'-0"



DuMor, inc.	DUAL LEVEL GRILL	DATE DRAWN : 03/22/04 DRAWN BY : CDC DATE REV. : 02/14/03 REV. BY : CDC	REV. B	DRAWING NUMBER 24–00	SHEET 1 OF 2

L GRILL 24 DETAIL
N.T.S.

WATKINS CENTRAL - SITE DETAILS

CITY OF MARYSVILLE, UNION COUNTY, OHIO

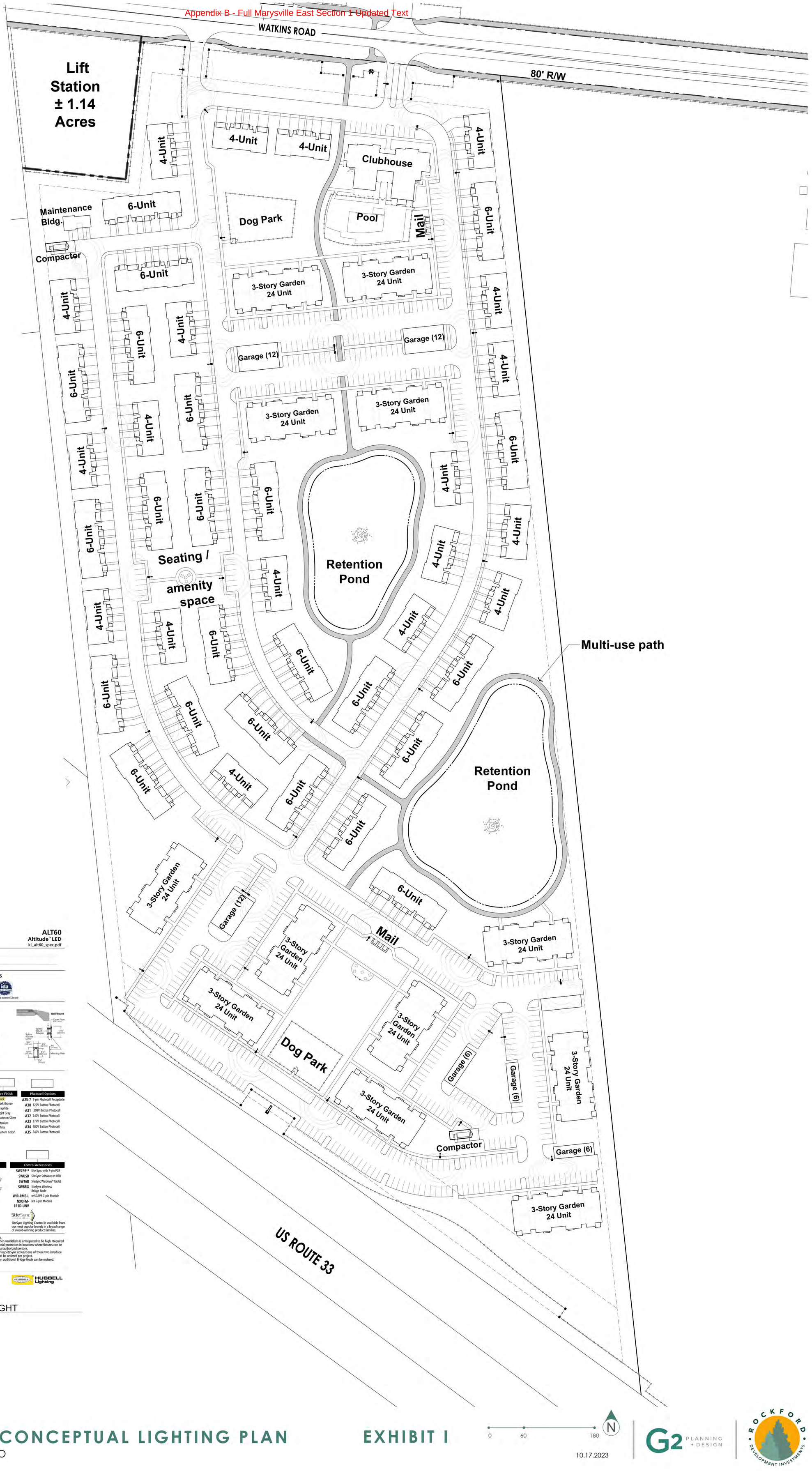
EXHIBIT E7

0 10 30 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



LIGHTING KEY

KEY	ITEM
	ALT60 ALTITUDE LED SINGLE FIXTURE
	ALT 60 ALTITUDE LED DOUBLE FIXTURE

KIM LIGHTING®

ALT60
Altitude™ LED
kl_alt60_spec.pdf

JOB _____ TYPE _____

NOTES _____ APPROVALS _____

FEATURES

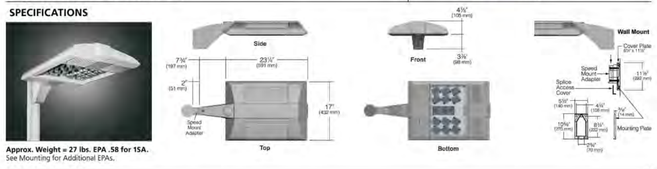
- PicoPrism® technology[1]
- Family of six sizes
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5 standard distributions
- 0-10V dimming drivers standard
- IP66 certified

CERTIFICATIONS

cULus LISTED

3000K and warmer CCTs only

SPECIFICATIONS



Approx. Weight = 27 lbs. EPA .58 for 15A.
See Mounting for Additional EPAs.

ORDERING CODE

Configuration		EPA
1A	Single Arm Mount	.95
1W	Wall Mount	n/a
HSF	Horizontal Slipfitter	n/a

*Available round poles only. EPA is for Reduce only

Fixture

Distribution	Drive Current
ALT1 Type I	P35 350mA PicoPrism
ALT2 Type II	P70 700mA PicoPrism
ALT3 Type III	
ALT4 Type IV	
ALT5 Type V	
ALTR Type R, Right	
ALTL Type L, Left	

Electrical Module

Source	Color Temperature[2]	Voltages
60L 60 LEDs, 70W for 350mA, 141W for 700mA	2K[3] 595nm	120 120V
	3K 3000K	208 208V
	4K 4000K	240 240V
	5K 5000K	277 277V
		347[4] 347V
		480[4] 480V

Fixture Finish

BL	Black
DB	Dark Bronze
GT	Graphite
LG	Light Gray
PS	Platinum Silver
TT	Titanium
WH	White
CC	Custom Color[8]

Photocell Options

A25-7	7-pin Photocell Receptacle
A30	120V Button Photocell
A31	208V Button Photocell
A32	240V Button Photocell
A33	277V Button Photocell
A34	480V Button Photocell
A35	347V Button Photocell

Fuse Options

SF	120, 277, 347 Line Volts
DF	208, 240, 480 Line Volts

Lens Option

FGL[5]	Flat Glass Lens
FPL[5, 6]	Flat Polycarbonate Lens[5, 6]

NFO Option

NFO* Neighbor Friendly Optic

*Photometry available for Type III/IV. All others, consult factory.

Control Options

Wireless

WIR-RMI-IO 120-480V, 1000' range, wiSCAPE RF control system with on/off/dim, alerts, monitoring and metering capabilities

Motion

SCH-R Round Pole Mounted Occupancy Sensor up to 30'

SCH-S Square Pole Mounted Occupancy Sensor up to 30'

Control Accessories

SW7PR[7,8]	Site Sync with 7-pin PCR
SWUSB	SiteSync Software on USB
SWTAB	SiteSync Windows® Tablet
SWBRG	SiteSync Wireless Bridge Node
WIR-RME-L	wiSCAPE 7-pin Module
NXOFM-1R1D-UNV	NX 7-pin Module

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Mounting Options

VSF	Vertical Slipfitter Mount for 2" pipe tenon, (2-3/8" O.D.)
SVSF	Vertical Slipfitter Mount square for 2" pipe tenon, (2-3/8" O.D.)

Side Arm Mount

3-4RD	3.3" to 4.2" O.D. round pole
4-6RD	4.5" to 6" O.D. round pole
SQ	Square Pole

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Kim Lighting reserves the right to change specifications without notice.

For Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/
For Control Spec Select: http://tnpssl.com/index.html

[1] US Patent No. D674,965 S. Other patents pending.
[2] For custom optics and color temperature configurations, contact factory.
[3] Turtle friendly. Maximum 500mA drive current for 2K amber option.
[4] 347V & 480V currents may be supplied with step-down transformer.
[5] 350mA only.
[6] Use only when vandalism is anticipated to be high. Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.
[7] When ordering SiteSync at least one of these two interface options must be ordered per project.
[8] If needed, an additional Bridge Node can be ordered.

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.aal.net

HUBBELL Lighting

I KIM LIGHTING ALT 60 ALTITUDE LED LIGHT
N.T.S.

WATKINS CENTRAL - CONCEPTUAL LIGHTING PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

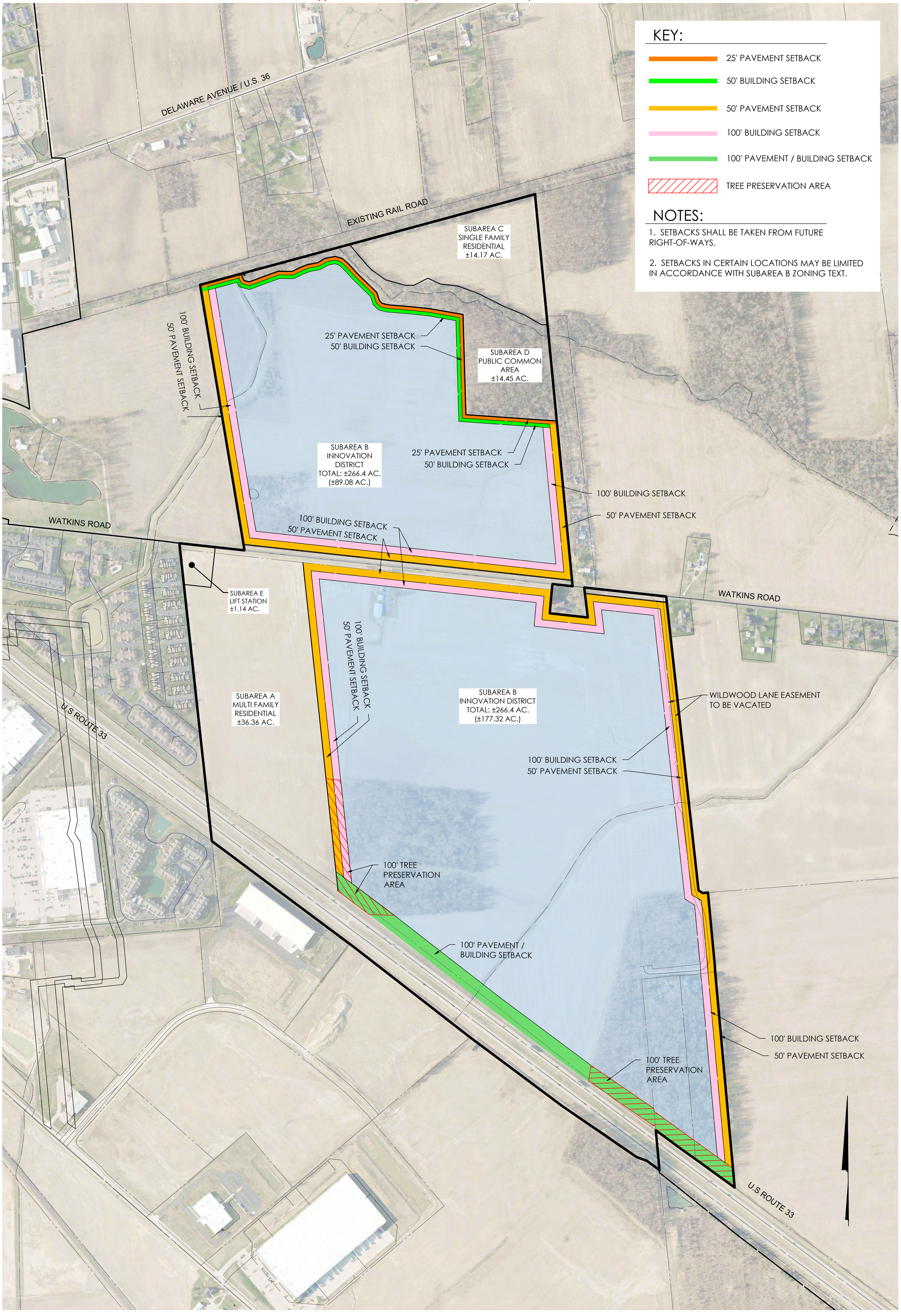
EXHIBIT I

0 60 180 N

10.17.2023

G2 PLANNING + DESIGN

ROCKFORD DEVELOPMENT INVESTMENTS



MARYSVILLE EAST ANNEXATION # 1
PUD AMENDED DEVELOPMENT PLAN

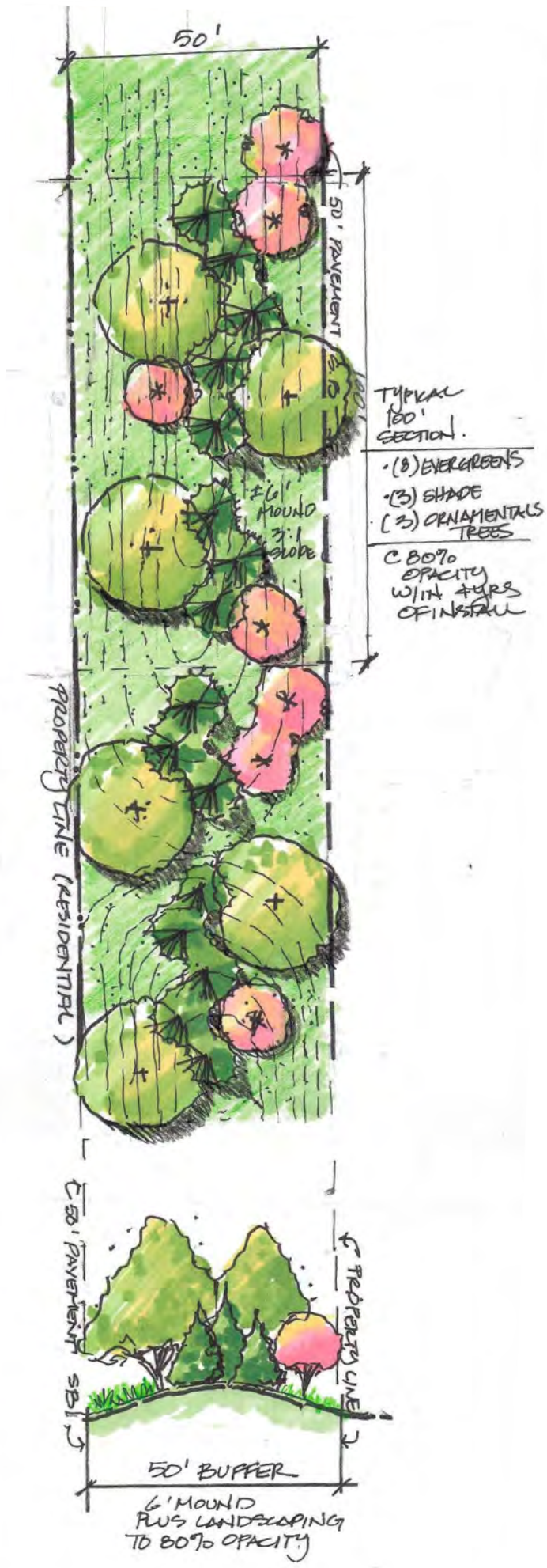
3 SITE PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

JUNE 11, 2024

GRAPHIC SCALE
0 150 300 600
1 inch = 300 feet

J:\20230023\Dwg\04Sheets\Marysville East\PUD Amended Development Plan – Annex 1 – Rev\3 Site Plan.dwg, Last Saved By: jgilliam, 6/10/2024 11:18 AM Last Printed By: Hucke, Matthew, 6/10/2024 6:08 PM (No Xrefs)



Buffer Plan & Section

MARYSVILLE EAST ANNEXATION #1

PUD DEVELOPMENT PLAN

SUBAREA B BUFFER PLAN

EMHT

CITY OF MARYSVILLE, UNION COUNTY, OHIO

1 15 30

1" = 30.0'

OCTOBER 17, 2023

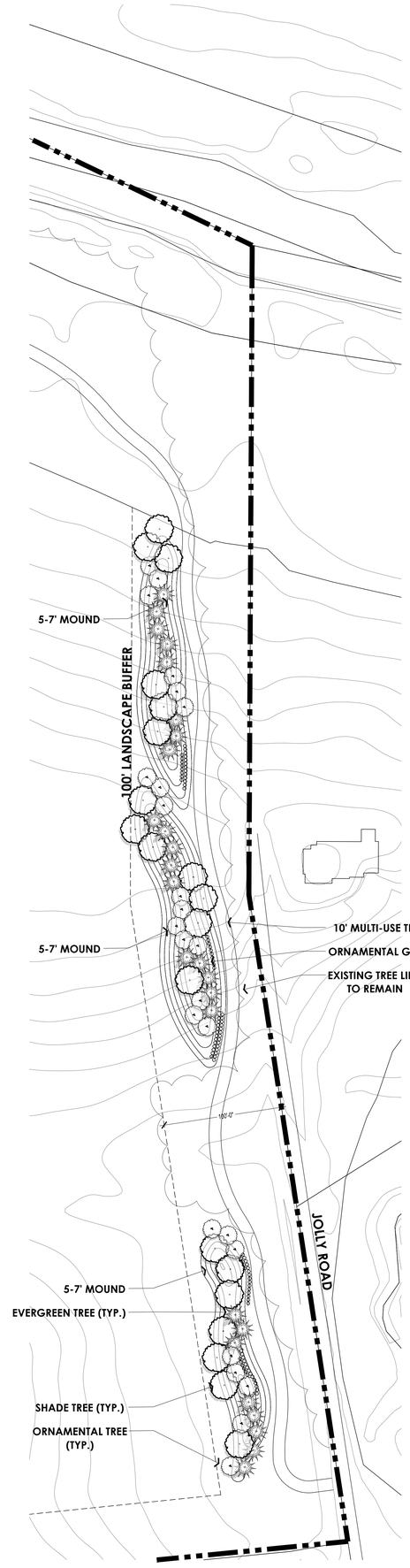
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C LANDSCAPE BUFFER ELEVATION GRAPHIC
N.T.S.



A BUFFER TYPOLOGY EXHIBIT
0 100 200 300



B LS BUFFER ENLARGEMENT
0 40 80 120

MARYSVILLE EAST - BUFFER PLAN

CITY OF MARYSVILLE, UNION COUNTY, OHIO

N

G2 PLANNING + DESIGN

..\..\..\RDH-Logo.jpg



Clubhouse - Front Elevation

3/32" = 1'-0"



Clubhouse - Rear Elevation

3/32" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

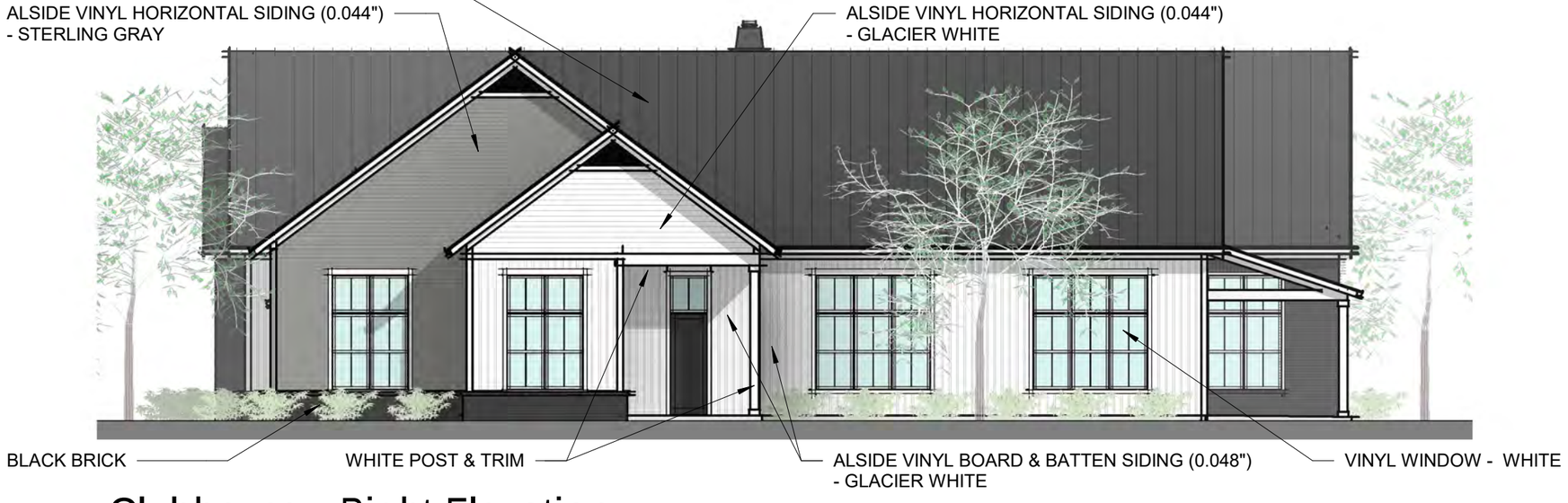
SULLIVAN BRUCK ARCHITECTS

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Clubhouse - Left Elevation

3/32" = 1'-0"



Clubhouse - Right Elevation

3/32" = 1'-0"

ROCKFORD HOMES

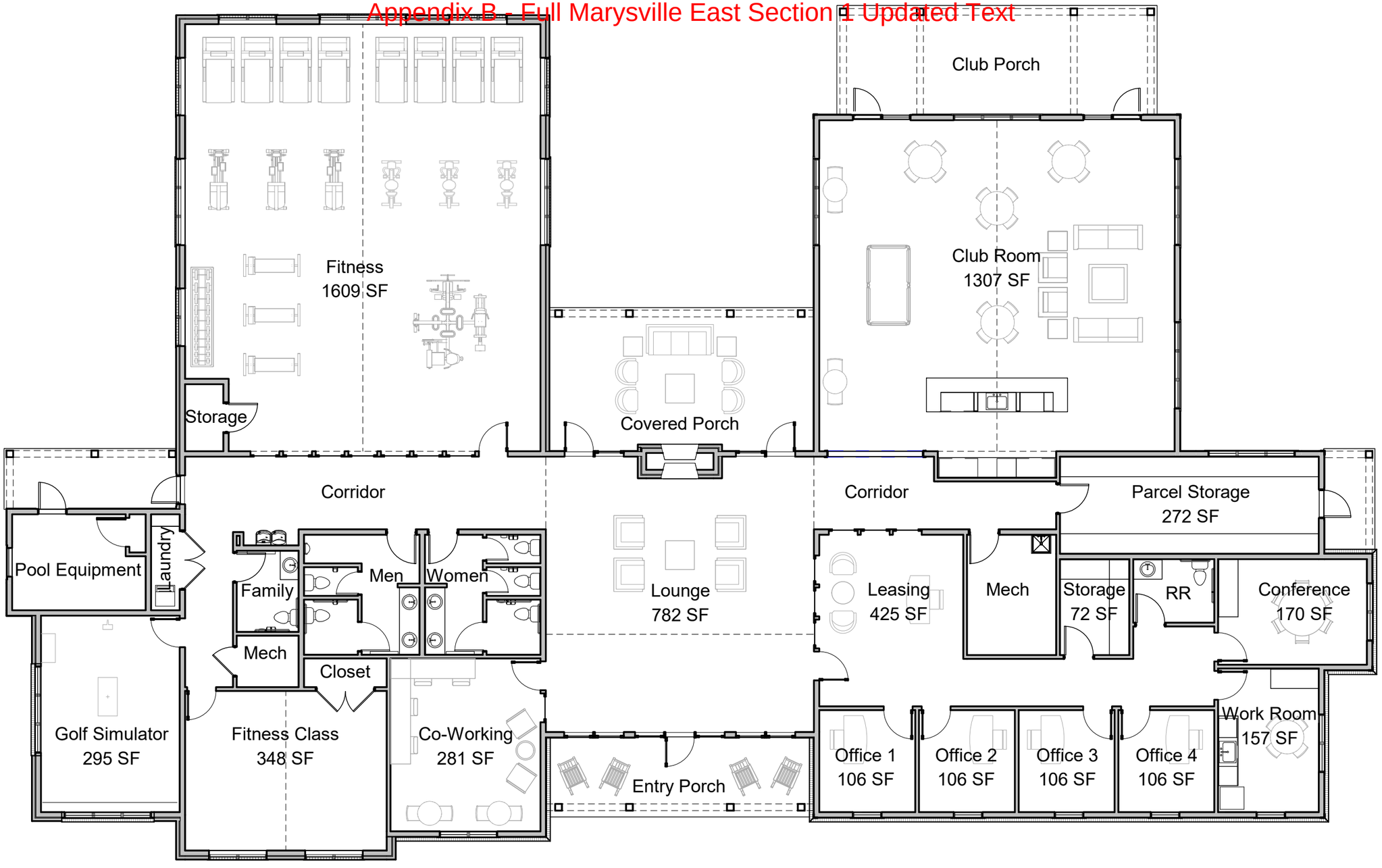
Marysville Apartments

Marysville, Ohio

2023-07-28

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Clubhouse Floor Plan

3/32" = 1'-0"

BUILDING INFO	
Gross Area:	8,044 sf
Building Height:	28'-4"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

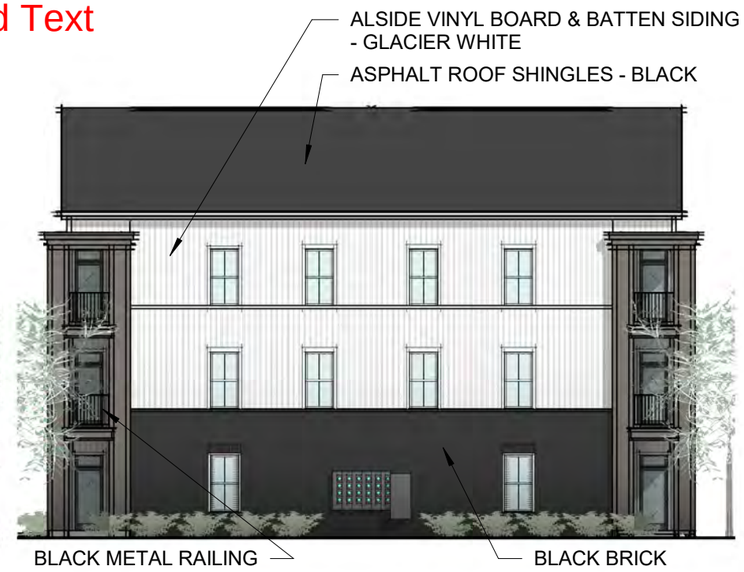
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Garden Bldg A Front Elevation

1/16" = 1'-0"



Garden Bldg A Right Side Elevation

1/16" = 1'-0"



Garden Bldg A Rear Elevation

1/16" = 1'-0"



Garden Bldg A Left Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

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Bldg D - 4 Unit TH Front Elevation

1/16" = 1'-0"

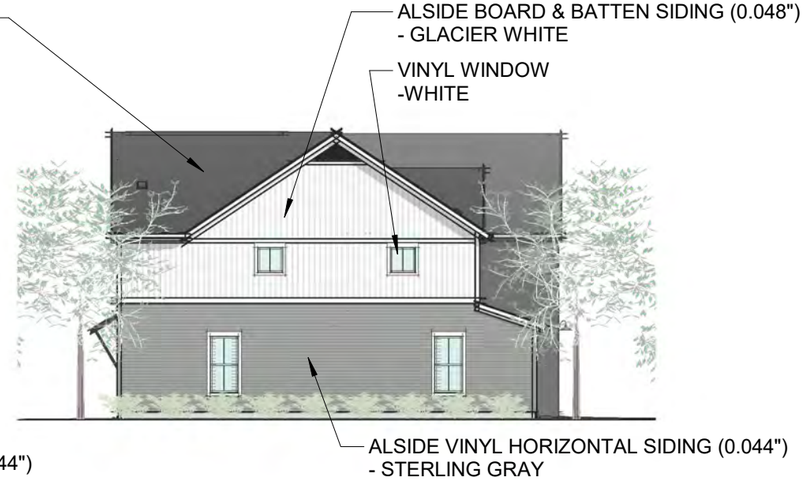
BUILDING D - 4 UNIT TOWNHOME INFO

Building Height:	29'-6"
Living Area:	5,920 sf
Garage Area:	1,376 sf
Number of Units:	4
Number of Bedrooms:	10



Bldg D - 4 Unit TH Rear Elevation

1/16" = 1'-0"



Bldg D - 4 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

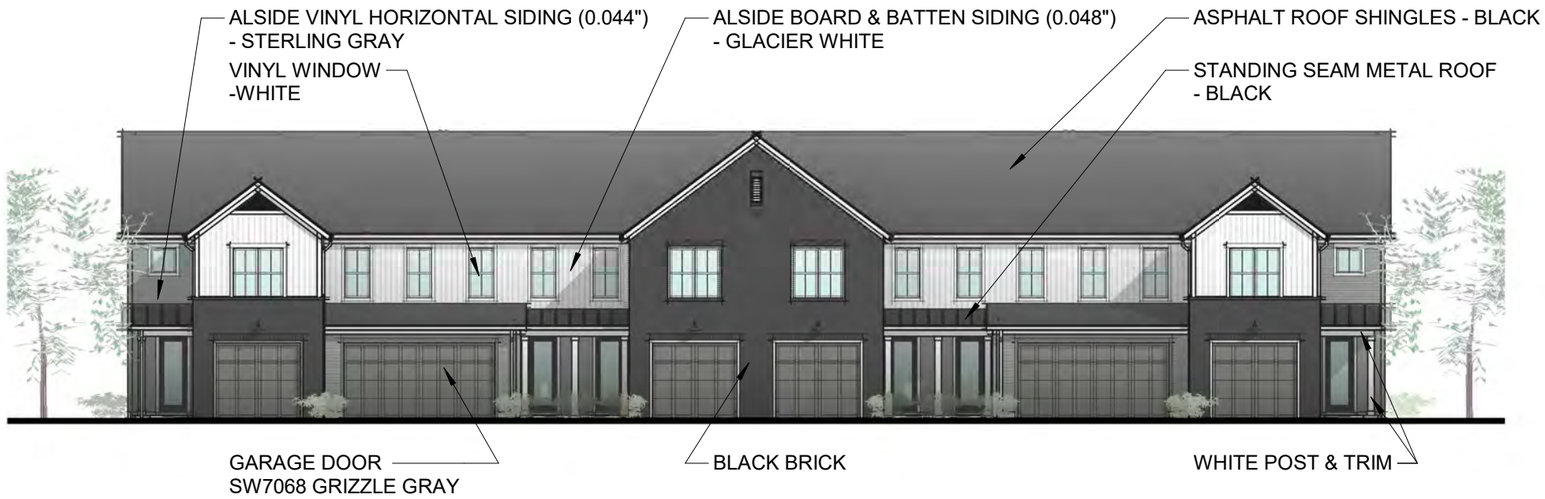
Marysville Apartments

Marysville, Ohio

2023-07-28

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BUILDING C - 6 UNIT TOWNHOME INFO

Building Height:	29'-6"
Living Area:	8,456 sf
Garage Area:	1,902 sf
Number of Units:	6
Number of Bedrooms:	14

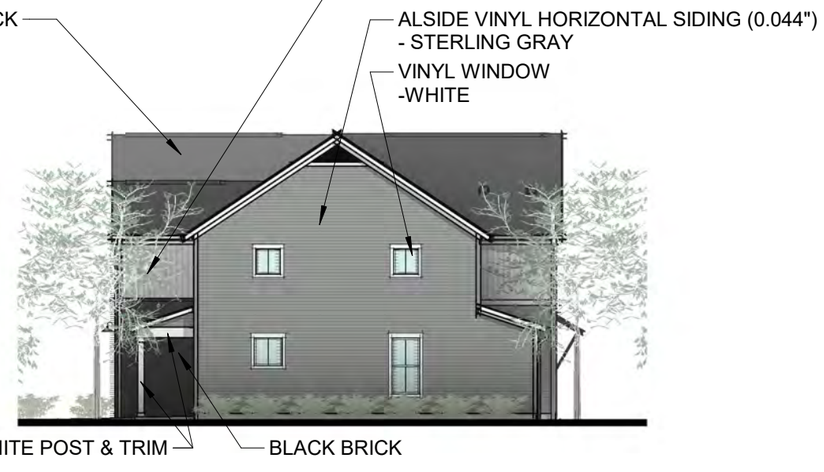
Building C - 6 Unit TH Front Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Rear Elevation

1/16" = 1'-0"



Building C - 6 Unit TH Typ. Side Elevation

1/16" = 1'-0"

ROCKFORD HOMES

Marysville Apartments

Marysville, Ohio

2023-07-28

SULLIVAN BRUCK ARCHITECTS

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Appendix B - Full Marysville East Section 1 Updated Text

Exhibit - Subarea B Building Typology Examples

Major Office Buildings





Warehousing and Distribution Facilities





Appendix B - Full Marysville East Section 1 Updated Text

Manufacturing, Production, and Industrial Buildings





