Planning Commission

Meeting Date

09/02/2025

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Meeting Packet
Date: 08/26/2025

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LEGAL NOTICE

AGENDA

MEETING MINUTES
Meeting: 08/05/2025

APPLICATION 1: Section 1123.29 Open Space Regulations

APPLICATION 2: Sections 1107.16 - Public Sites, Open Space and Natural Features and Section 1135.06 Common Open Space

APPLICATION 3: Appendix - Glossary of Terms - Pond and Recreational Pond Definitions

APPLICATION 4: Sections 1107.18 and Section 1107.19 - Reserved changing to Flood Areas and Flood Areas changing to Residential Architecture in SRD, VRD, HMD, UT, USF

APPLICATION 5: Section 1107.19 Flood Areas changing to Residential Architecture in SRD, VRD, HMD, UT, USF

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on September 2, 2025 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for multiple Zoning Code Amendments to Part Eleven – Zoning Code addressing open space.
2. To hear an application for multiple Zoning Code Amendments to Part Eleven – Zoning Code addressing garages.
3. To hear an application for multiple Zoning Code Amendments to Part Eleven – Zoning Code addressing porches.

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

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

PLANNING COMMISSION BOARD AGENDA
Tuesday, September 2, 2025, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

APPROVAL OF MINUTES:

August 5, 2025 Regular Meeting Minutes

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

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

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1123.29 Open Space Regulations.

2. To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Sections 1107.16 - Public Sites, Open Space and Natural Features and Section 1135.06 Common Open Space
3. To hear an application for multiple Zoning Code Amendments to Part Eleven – Appendix - Glossary of Terms - Pond and Recreational Pond Definitions.
4. To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Sections 1107.18 and Section 1107.19 - Reserved changing to Flood Areas and Flood Areas changing to Residential Architecture in SRD, VRD, HMD, UT, USF.
5. To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Section Section 1107.19 Flood Areas changing to Residential Architecture in SRD, VRD, HMD, UT, USF.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission

08/05/2025

PLANNING COMMISSION MEETING MINUTES
August 5, 2025
Council Chambers – 209 S. Main Street – 2nd Floor

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

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

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

ADDITIONAL PERSONS PRESENT: Steve Stolte, Mike Williamson and Kathy Young.

APPROVAL OF MINUTES: Commissioner Verbus moved to approve the July 1, 2025 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

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

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: None.

NEW BUSINESS:

- Vote on Rules and Procedures Amendment

Mr. Beard explained that currently a conditional use application requires a majority vote of all members present to pass. The amendment would require a minimum of five affirmative votes in order to pass; this means if there are less than five members present, no action can be taken on that application.

Commissioner Comments: Mr. Nickoson questioned the reason behind this request. Mr. Beard said this recommendation was proposed by a Council member. Mr. Beard also explained that conditional use applications were previously reviewed by the Board of Zoning Appeals which operates on a super majority vote.

Citizen Comments: None

Response to Citizen Comments: None

Commissioner Stillion moved to approve the application as discussed and the question put, stood:

Mr. Ingle YES;	Mr. Fisher YES;	Mr. Nickoson NO;
Ms. Verbus YES;	Mr. Wolniewicz NO;	Mr. Stillion NO

Vote 3 - 3; Motion was denied.

- To hear an application for a Zoning code Amendment to Part Eleven – Zoning Code, Appendix – Glossary of Terms.

Mr. Beard presented a power point presentation of the proposed restaurant Glossary term updates. This amendment needs to include businesses that don't have a dine in option and only have take out or delivery.

Commissioner Comments: The board discussed different businesses with dine in and or take out options to make sure to include all in this update. There was much discussion on the wording of this amendment.

Citizen Comments: None

Response to Citizen Comments: None

Commissioner Stillion moved to approve the application as discussed and the question put, stood:

Mr. Stillion YES;	Mr. Nickoson YES;	Ms. Verbus YES;
Mr. Wolniewicz YES;	Mr. Ingle YES;	Mr. Fisher YES

Vote 6 – 0; Motion carried

- To hear and application for a Zoning code Amendment to Part Eleven – Zoning Code, Section 1141.38 – Zoning Amendment – Action by Council.

Mr. Beard presented a zoning amendment change to require all Planning Commission zoning recommendations to receive a majority vote of all Council members instead of three-fourths affirmative vote.

Commissioner Comments: There was back and forth discussion between members trying to understanding the way this amendment reads. Mr. Nickoson recommended a vote of two thirds instead of three fourths. Ms. Gaver explained that the recommendation to amend refers to changes in the zoning code text. Mr. Stillion stated that this could reflect negatively and Council could remove something that Planning Commission approved.

Citizen Comments: Mr. Stolte stated that he would prefer a super majority vote (5 – 7). Planning Commission is equipped with members of various backgrounds of architecture, landscape architecture, engineers, consultants and contractors with experience in design and construction; none of these are requirements of Council members.

Response to Citizen Comments: Mr. Stillion commended Mr. Stolte's comment; Planning Commission is selected by City Council to represent residents. Mr. Nickoson stated that Planning Commission members are not elected and have to political agenda. Mr. Nickoson recommended the amendment be changed to a super majority of all Council members.

Commissioner Fisher moved to approve the application as discussed and the question put, stood:

Mr. Nickoson YES;	Ms. Verbus YES;	Mr. Wolniewicz YES;
Mr. Ingle YES;	Mr. Fisher YES;	Mr. Stillion YES

Vote 6 – 0; Motion carried

- To hear an application for multiple Zoning code Amendments to Part Eleven – Zoning Code addressing public notifications.

Mr. Beard explained that notifications are currently sent via certified and first-class mail to all adjacent property owners. A lot of the certified mail gets returned as undeliverable. With the cost of certified mail it does not seem to be beneficial especially if the residents are also receiving these notices as first class mail. There are several areas through out the zoning code where public notices are written; various updates were proposed.

Commissioner Comments: Ms. Verbus questioned what the City defines as 'selected media outlets'. She does not feel that a paid subscription to the local newspaper alone would be enough notice to residents. Currently the City posts notices in the Marysville Journal Tribune, City website, Facebook and posted signs on the properties. The intent is to leave 'media outlets' vague to accommodate various options. Ms. Verbus requested to add 'multiple' before media outlets. Ms. Gaver also complimented the new development story map available on the City website that shows residential and commercial projects throughout the city.

Citizen Comments: None

Response to Citizen Comments: None

Commissioner Wolniewicz moved to approve the application as discussed and the question put, stood:

Ms. Verbus YES;	Mr. Wolniewicz YES;	Mr. Ingle YES;
Mr. Fisher YES;	Mr. Stillion YES;	Mr. Nickoson YES

Vote 6 – 0; Motion carried

- To hear an application for a Zoning Code Amendment to Part Eleven – Zoning Code, Section 1123.06 – Density Bonus.

Mr. Beard explained that currently only architectural features are being evaluated as part of the density bonus; we want to encourage better site design and open space in combination with the architectural features. Also, made some clarifications to the requirements i.e. per building or per elevation, total development, etc. Currently the application requires two architectural features. There are a lot of questions by applicants on clarification.

Commissioner Comments: The board discussed narrowing down even more specific guidelines but ultimately decided the text as proposed was enough and gave the board options based on the applications.

Citizen Comments: None

Response to Citizen Comments: None

Commissioner Fisher moved to approve the application as discussed and the question put, stood:

Mr. Wolniewicz YES;	Mr. Ingle YES;	Mr. Fisher YES;
Mr. Stillion YES;	Mr. Nickoson YES;	Ms. Verbus YES

Vote 6 – 0; Motion carried

DISCUSSION ITEMS: None.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion gave updates on the Chick-fil-A signage. The Liggett building revisions for painting was passed. The Water and Light Silo project was tabled with a lot of discussion items to work on.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Ms. Verbus stated that at the Visioning meeting she attended, a major consensus of residents was that the City needs to work on more affordable housing; typically to achieve affordable housing, the density is higher. She encouraged the Planning Commission members to keep that in mind when reviewing Density Bonus applications. The location needs to be right but this is a way to provide more affordable housing to our community. Mr. Nickoson also commented on the Visioning meeting. He thought the meeting was very interactive and informative; some of the questions could be worded differently.

ADJOURN: There being no further business to bring before the Commission, Commissioner Verbus moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:51 p.m.

Application 1

Section 1123.29

Open Space

Regulations

September 2, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1123.29.

Project History:

The code section listed above relates to the requirements for open space and retention/detention basin design. Members of City Council, Planning Commission, and Design Review Board requested retention/detention ponds be reconsidered as part of the open space calculation.

Proposed Text Amendment:

The amendment to Section 1123.29 would remove detention ponds as part of the open space calculation and allow retention ponds to be counted towards 30% of the open space requirement with additional requirements in Section 1123 as specified in “Exhibit A”. The Red Text is the updated language for the proposed text amendment.

Chapter 1123 - Generally Applicable Design Standards

Section 1123.29 - Open Space Regulations

(a) **Open-Space Requirements.** The required open space set forth under the applicable zoning regulations in Chapter 1121 shall comply with the following terms and conditions:

(i) The open space shall comprise an area or areas large enough to allow for the effective utilization of such space.

(ii) To the greatest extent possible, the design of the open space area or areas shall incorporate natural features pre-existing on the subject property.

(iii) The open space shall be easily accessible, and, as applicable, provide access to other open space areas in the vicinity of the development as well as the City's trail network.

(iv) The calculation of the open space requirement may include areas preserved as wetlands, woodlands, natural lakes or ponds, historic or archaeological sites, environmentally sensitive areas, or similar conservation-oriented areas.

(b) **Open-Space Designated for Recreational Activities.** Any open space area intended to be devoted to recreational activities, including recreational ponds, shall be of a usable size and shape for the intended purpose as determined by the designated Board or Commission. Recreation areas shall include parking in accordance with the applicable regulations of the zoning district.

(c) **Restrictions on Calculation of Open-Space.** Land area attributable to the following shall not be included as meeting the open space requirements:

(i) Public street rights-of-way, private roads, parking areas, and retention and detention areas.

a. Residential. Retention ~~and detention~~ areas may be calculated as open space, but shall not account for more than thirty percent (30%) of the required open space, ~~if it provides landscape areas, excluding natural turf, and usable amenities such as, but not limited, to a walking path around the retention/detention basin, seating areas, or other usable amenities as approved by a Board or Commission.~~ if all of the following are provided around or in the basin:

i) Walking path
ii) Seating areas
iii) Wildlife habitat
iv) Fountain
v) Enhanced landscape areas, excluding natural turf, along walking paths and retention basins which shall be 5% greater than the standard set forth in Section 1123.29(d).

~~b. Commercial. Retention and detention areas may be calculated as open space if a minimum of thirty percent (30%) of the basin perimeter includes landscape areas, excluding natural turf. The landscape areas may be constructed within the basin upon approval from the Division of Engineering.~~

(ii) Required setbacks or spacing whether between buildings, parking areas, different land uses or public and private streets, unless such required setback is contiguous to and incorporated in the proposed open space area.

(iii) Private yards within subdivided lots.

(iv) The land area within fifteen (15) feet of all dwelling units, whether included in a mandatory setback or not.

(d) **Retention/Detention Basin or Man-made Pond Design**

(i) The following shall apply to retention basins, detention basins, and man-made ponds. Basins or ponds shall be free form, gently curving with variable

contouring, following the natural landforms. If such forms do not exist, the basin or pond shall be shaped to emulate a naturally formed depression.

(1) Basins or ponds shall be landscaped so as to naturalize the area. Basins or ponds shall be planted with a mixture of wetland-based plantings native to Ohio, such as trees, native grasses, or wildflowers.

(2) A minimum of 30% of the basin or pond perimeter must include landscape areas, excluding natural turf and trees. Plantings shall be clustered around the basin or pond to achieve a variety of plant material in order to replicate a natural environment. Plants shall not be placed in a manner that interferes with the maintenance and serviceability of the basin or pond or its access.

(3) Trees shall be planted above the average water level of the basin or pond. Any plantings proposed below the average water level shall be tolerant of wet or moist soil conditions. The landscape areas may be constructed within the basin upon approval from the Division of Engineering.

a) All retention areas are to be landscaped with shade tree plantings at three (3) trees per one hundred (100) linear feet or fraction thereof and evergreen tree plantings at one (1) tree per 200 linear feet or fraction thereof around their entire perimeter.

(e) **Ownership and Ongoing Maintenance.** The ownership and maintenance obligations with respect to any open space area shall be established in a legal instrument or instruments reviewed and approved by the City Attorney and executed by the applicant, a homeowner's association or similar entity with authority.

(f) **Prohibition on further subdivision.** All required open space shall be prohibited from further subdivision, sale or development by a placement in a reserve and notation on the final plat and/or development agreement or similar agreement in a form acceptable to the City Attorney.

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

Exhibit A

Section 1123.29 - Open Space Regulations

(g) **Open-Space Requirements.** The required open space set forth under the applicable zoning regulations in Chapter 1121 shall comply with the following terms and conditions:

(i) The open space shall comprise an area or areas large enough to allow for the effective utilization of such space.

(ii) To the greatest extent possible, the design of the open space area or areas shall incorporate natural features pre-existing on the subject property.

(iii) The open space shall be easily accessible, and, as applicable, provide access to other open space areas in the vicinity of the development as well as the City's trail network.

(iv) The calculation of the open space requirement may include areas preserved as wetlands, woodlands, natural lakes or ponds, historic or archaeological sites, environmentally sensitive areas, or similar conservation-oriented areas.

(h) **Open-Space Designated for Recreational Activities.** Any open space area intended to be devoted to recreational activities, including recreational ponds, shall be of a usable size and shape for the intended purpose as determined by the designated Board or Commission. Recreation areas shall include parking in accordance with the applicable regulations of the zoning district.

(i) **Restrictions on Calculation of Open-Space.** Land area attributable to the following shall not be included as meeting the open space requirements:

(i) Public street rights-of-way, private roads, parking areas, and retention and detention areas.

a. Residential. Retention areas may be calculated as open space, but shall not account for more than thirty percent (30%) of the required open space, if all of the following are provided around or in the basin:

i) Walking path
ii) Seating areas
iii) Wildlife habitat
iv) Fountain
v) Enhanced landscape areas, excluding natural turf, along walking paths and retention basins which shall be 5% greater than the standard set forth in Section 1123.29(d).

(ii) Required setbacks or spacing whether between buildings, parking areas, different land uses or public and private streets, unless such required setback is contiguous to and incorporated in the proposed open space area.

(iii) Private yards within subdivided lots.

(iv) The land area within fifteen (15) feet of all dwelling units, whether included in a mandatory setback or not.

(j) **Retention/Detention Basin or Man-made Pond Design**

(i) The following shall apply to retention basins, detention basins, and man-made ponds. Basins or ponds shall be free form, gently curving with variable contouring, following the natural landforms. If such forms do not exist, the basin or pond shall be shaped to emulate a naturally formed depression.

(1) Basins or ponds shall be landscaped so as to naturalize the area. Basins or ponds shall be planted with a mixture of wetland-based plantings native to Ohio, such as trees, native grasses, or wildflowers.

(2) A minimum of 30% of the basin or pond perimeter must include landscape areas, excluding natural turf and trees. Plantings shall be clustered around the basin or pond to achieve a variety of plant material in order to replicate a natural environment. Plants shall not be placed in a manner that interferes with the maintenance and serviceability of the basin or pond or its access.

(3) Trees shall be planted above the average water level of the basin or pond. Any plantings proposed below the average water level shall be tolerant of wet or moist soil conditions. The landscape areas may be constructed within the basin upon approval from the Division of Engineering.

a) All retention areas are to be landscaped with shade tree plantings at three (3) trees per one hundred (100) linear feet or fraction thereof and evergreen tree plantings at one (1) tree per 200 linear feet or fraction thereof around their entire perimeter.

(k) **Ownership and Ongoing Maintenance.** The ownership and maintenance obligations with respect to any open space area shall be established in a legal instrument or instruments reviewed and approved by the City Attorney and executed by the applicant, a homeowner's association or similar entity with authority.

(l) **Prohibition on further subdivision.** All required open space shall be prohibited from further subdivision, sale or development by a placement in a reserve and notation on the final plat and/or development agreement or similar agreement in a form acceptable to the City Attorney.

Application 2

Sections 1107.16 - Public Sites,

Open Space and Natural

Features and Section 1135.06

Common Open Space

September 2, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1107.16 and 1135.06.

Project History:

The code sections listed above relate to the percentage requirements for open space. Members of City Council, Planning Commission, and Design Review Board requested the requirements for open space be increased based upon research of other municipalities.

Proposed Text Amendment:

The amendment to Section 1107.16 and 1135.06 would provide an updated percentage of open space required as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Title One: Subdivision Regulations

Section 1107.16 - Public Sites, Open Space and Natural Features

(a) It is the purpose of this section to provide necessary authority to the Planning Commission to require developers and builders of individual residences and commercial buildings to share in the cost of obtaining land and developing parks, recreational facilities and open spaces. Public health, safety and welfare require at least ten (10) acres of such land per 1,000 population, developed with the combination of facilities determined by the Parks and Recreation Commission to meet national standards tempered by specific needs of the community.

At the option of the City, a developer will be required to provide any one of the following or a combination thereof:

(1) Dedicate a portion of the land to be developed and construct amenities as requested;
(2) Pay a fee in lieu of such land dedication;
(3) Develop Common Open Space approved by the Planning Commission; and/or
(4) Reservation of land.

Specifics for each of these options follow.

(b) **Dedication**.

(1) Land dedicated shall be at a minimum at the rate of ten (10) acres per 1,000 population. Population of the area to be developed shall be estimated by using 2.6 people per multifamily dwelling unit and 3.6 people per single family unit.

(2) Where a park or playground which is shown on an official map or in a City plan for future use, such as a comprehensive plan, is located in whole or in part in the proposed subdivision, the Planning Commission may require the dedication of such area within the subdivision or payment in lieu thereof as provided in subsection (c) hereof. If the Planning Commission requires dedication, the developer will be required to install amenities as requested. In no case shall the total cost to install the amenities for any or all parks within the development exceed one-$ of the amount set forth in Chapter 1100 and calculated using the total number of residential units represented on the preliminary plat.

(c) **Payment in Lieu of Dedication.**

(1) The City may require payment in lieu of dedication when such payment would better fit the overall recreational plans and needs of the community.

(2) This payment in lieu of land shall be made to the City in the amount set forth in Chapter 1100, and shall be payable at the time of final plat approval or at the time of issuance of a zoning permit if no plat is required. Deposits shall be placed in a Parkland Development Fund and used only for purchase, development and improvement of parks, recreational facilities and public open space.

(d) **Development of Common Open Space**. For residential developments ~~of 30 acres or more~~, a minimum of 20% ~~10%~~ of the land must be reserved for common open space. To the extent practicable, all common open space required hereunder shall be incorporated over a contiguous area. These area(s) shall be maintained by the Home Owners Association (HOA) or the Property Owners Association (POA), and the common open space shall be defined by legal instruments setting forth the ownership and perpetual maintenance of the required open space by the developer, HOA or POA, as applicable. In the event a new residential development does not include an HOA or POA, then the City, in its sole and absolute direction, may elect to accept the dedication of the common open space required hereunder; provided, however, the City shall be under no obligation to accept such common open space.

(e) **Reservation**. Where other parks, schools, trails, paths or public sites are shown on a map or in a City plan for future use, or are deemed necessary by the Planning Commission, and the developer has already met his minimum dedication requirements, then the Planning Commission may require the reservation of such land. The reservations shall not exceed three (3) years. The appropriate public official shall be notified of such reservation before the

preliminary plat is approved and may comment upon the location shown. If, at the end of the three-year reservation period, commencing from the preliminary plat approval date, the public body does not initiate, in writing, the purchase of such land, then the owner may develop the property for its own use in accordance with these regulations.

Chapter 1135 - Planned Unit Development

Section 1135.06 - Common Open Space

The intent of the common open space is to provide space between or among buildings/structures for recreational purposes and/or aesthetic amenities.

~~Public utility and similar easements and rights-of-way for water courses and other similar channels and detention and retention ponds are not acceptable for common open space unless such land or right-of-way is usable as a trail or other similar purpose and approved by the Planning Commission. The Planning Commission may require additional open space or amenities, recreational improvements or a combination thereof.~~

The amount of common open space required shall be determined by (a) or (b) below, whichever is greater.

(a) Type of development.

(i) Residential development ~~of 40 acres or more~~ a minimum of 20% ~~10%~~ of the land developed in any residential area of a PUD shall be reserved for common open space.

(ii) ~~Residential development of less than 40 acres- less than 10% of open space may be considered, based on the parcel's potential to meet the intent.~~

(iii) Commercial/Industrial development- a minimum of 10% ~~5%~~ of the land developed in any commercial/industrial area of a PUD shall be reserved for common space.

(iv) Mixed use developments- common open space shall be calculated using the requirements in numbers (1)—(2 ~~3~~), based on the use of each sub area.

(b) Or by using the calculations set forth in Section 1107.16, Public Sites, Open Space, and Natural Features.

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

Exhibit A

Section 1107.16 - Public Sites, Open Space and Natural Features

(a) It is the purpose of this section to provide necessary authority to the Planning Commission to require developers and builders of individual residences and commercial buildings to share in the cost of obtaining land and developing parks, recreational facilities and open spaces. Public health, safety and welfare require at least ten (10) acres of such land per 1,000 population, developed with the combination of facilities determined by the Parks and Recreation Commission to meet national standards tempered by specific needs of the community.

At the option of the City, a developer will be required to provide any one of the following or a combination thereof:

(5) Dedicate a portion of the land to be developed and construct amenities as requested;
(6) Pay a fee in lieu of such land dedication;
(7) Develop Common Open Space approved by the Planning Commission; and/or
(8) Reservation of land.

Specifics for each of these options follow.

(b) **Dedication**.

(3) Land dedicated shall be at a minimum at the rate of ten (10) acres per 1,000 population. Population of the area to be developed shall be estimated by using 2.6 people per multifamily dwelling unit and 3.6 people per single family unit.
(4) Where a park or playground which is shown on an official map or in a City plan for future use, such as a comprehensive plan, is located in whole or in part in the proposed subdivision, the Planning Commission may require the dedication of such area within the subdivision or payment in lieu thereof as provided in subsection (c) hereof. If the Planning Commission requires dedication, the developer will be required to install amenities as requested. In no case shall the total cost to install the amenities for any or all parks within the development exceed one-$ of the amount set forth in Chapter 1100 and calculated using the total number of residential units represented on the preliminary plat.

(c) **Payment in Lieu of Dedication.**

(3) The City may require payment in lieu of dedication when such payment would better fit the overall recreational plans and needs of the community.
(4) This payment in lieu of land shall be made to the City in the amount set forth in Chapter 1100, and shall be payable at the time of final plat approval or at the time of issuance

of a zoning permit if no plat is required. Deposits shall be placed in a Parkland Development Fund and used only for purchase, development and improvement of parks, recreational facilities and public open space.

(d) **Development of Common Open Space**. For residential developments a minimum of 20% of the land must be reserved for common open space. To the extent practicable, all common open space required hereunder shall be incorporated over a contiguous area. These area(s) shall be maintained by the Home Owners Association (HOA) or the Property Owners Association (POA), and the common open space shall be defined by legal instruments setting forth the ownership and perpetual maintenance of the required open space by the developer, HOA or POA, as applicable. In the event a new residential development does not include an HOA or POA, then the City, in its sole and absolute direction, may elect to accept the dedication of the common open space required hereunder; provided, however, the City shall be under no obligation to accept such common open space.

(e) **Reservation**. Where other parks, schools, trails, paths or public sites are shown on a map or in a City plan for future use, or are deemed necessary by the Planning Commission, and the developer has already met his minimum dedication requirements, then the Planning Commission may require the reservation of such land. The reservations shall not exceed three (3) years. The appropriate public official shall be notified of such reservation before the preliminary plat is approved and may comment upon the location shown. If, at the end of the three-year reservation period, commencing from the preliminary plat approval date, the public body does not initiate, in writing, the purchase of such land, then the owner may develop the property for its own use in accordance with these regulations.

Section 1135.06 - Common Open Space

The intent of the common open space is to provide space between or among buildings/structures for recreational purposes and/or aesthetic amenities.

The amount of common open space required shall be determined by (a) or (b) below, whichever is greater.

(b) Type of development.

(i) Residential development a minimum of 20% of the land developed in any residential area of a PUD shall be reserved for common open space.

(ii) Commercial/Industrial development- a minimum of 10% of the land developed in any commercial/industrial area of a PUD shall be reserved for common space.

(iii) Mixed use developments- common open space shall be calculated using the requirements in numbers (1)—(2) based on the use of each sub area.

(b) Or by using the calculations set forth in Section 1107.16, Public Sites, Open Space, and Natural Features.

Application 3

Appendix - Glossary of

Terms - Pond and

Recreational Pond

Definitions

September 2, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Thirteen - Building and Property Regulations

To hear an application for an Amendment to the Appendix - Glossary of Terms.

Project History:

Amendments to sections related to open space requirements necessitate additional definitions for “pond” and “recreational pond” be added to the Glossary of Terms.

Proposed Text Amendment:

The amendment to the Appendix - Glossary of Terms would provide a definition for Pond and Recreational Pond as specified in “Exhibit A”. The Red Text is the updated language for the proposed text amendment.

Appendix – Glossary of Terms

POND shall mean an inland body of standing water either natural or man-made.

RECREATIONAL POND shall mean any naturally occurring or man-made body of water designed to retain water on an ongoing basis. Such ponds are to be designed for year-round enjoyment and to further such activities such as swimming, fishing, ice skating, or similar activities. Man-made recreational ponds may not exceed 10% of the overall parcel acreage. Such ponds shall not engage in commercial uses nor in any commercial recreational activities without the appropriate zoning permit, any requisite Health Department approval. or other applicable local/state/federal regulations.

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

Exhibit A

Appendix – Glossary of Terms

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Application 4

Section 1107.18 and Section 1107.19 -

Reserved changing to Flood Areas and

Flood Areas changing to Residential

Architecture in SRD, VRD, HMD, UT,USF

September 2, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1107.19.

Project History:

The Planning and Zoning Working Group has been discussing architectural style and below are amendments for garage design guidelines.

Proposed Text Amendment:

The amendment to Section 1107 would provide an updated requirement for the placement, number, and design of garages as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

The Flood Areas Section was previously located at 1107.19. It was relocated to 1107.18 to input the Residential Architecture design guidelines at the end of the Section.

Section 1107.18 - ~~Reserved~~ Flood Areas

In order to protect the health, safety and general welfare of the people, the City Planning Commission shall reject any proposed subdivision located in an area subject to periodic flooding, as determined and illustrated in the current effective flood insurance rate maps (FIRM) as published by the Federal Emergency Management Agency, or other recognized documents or authorities. If the subdivision in whole or a portion thereof is located in flood area, the Commission may approve the subdivision provided the subdivider agrees to perform such improvements as required by Chapter 1113.

Section 1107.19 - ~~Flood Areas~~ Residential Architecture in SRD, VRD, HMD, UT, USF

The purpose of this section is to apply standards that enhance the architectural integrity and exterior appearance of developments in the City of Marysville, and by doing so, promote and preserve the aesthetic character and economic vitality of the community.

(a) Garages (Single Family Detached)

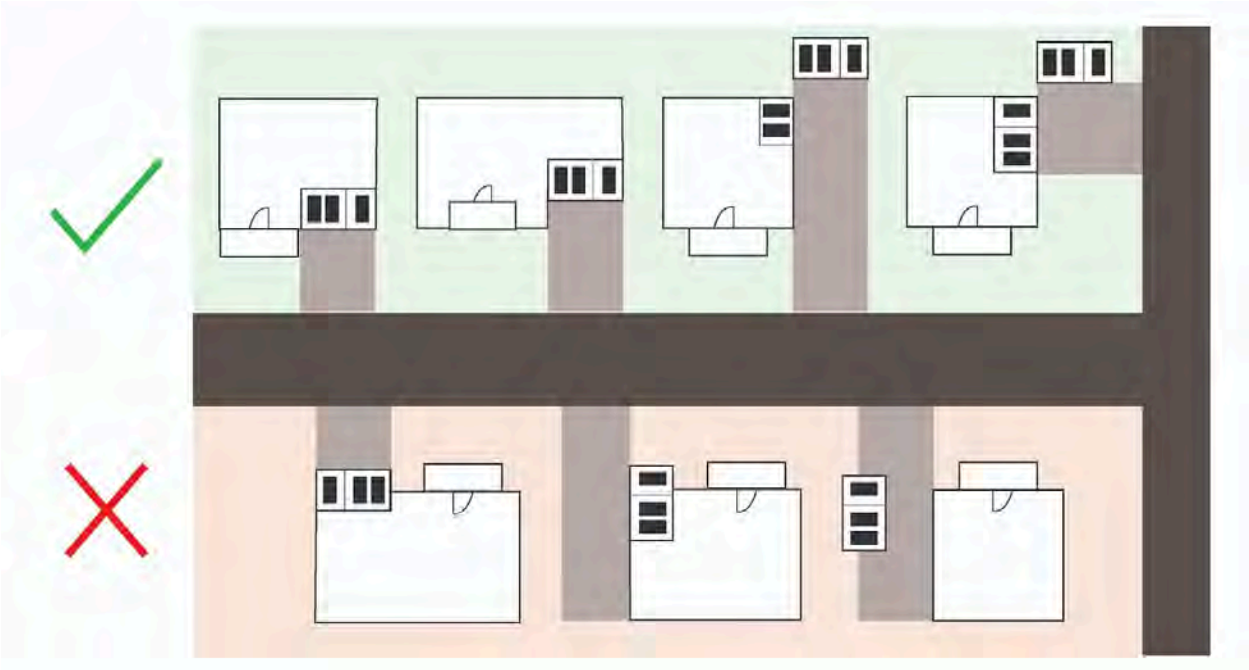
(1) **Purpose**. The purpose of the following design standards is to ensure residential garages are integrated and well-designed extensions of the home as it is not intended for the garages to be the most dominant feature of the house when seen from the street. Each house shall be designed to emphasize the house mass and entry, and garages shall be secondary in character. A mixture of front-loaded, side-loaded, and rear-loaded garage locations throughout a development is encouraged.

(2) **Garage Location.**

(A) Front-Loaded Garages: A garage with vehicular access doors oriented the same direction as the front facade of the principal structure. The garage shall be flush with or behind the front facade, excluding the front porch, unless architecturally appropriate as determined by the Board or Commission. See Figure 1107.19-1 Permitted and Prohibited Garage Location Examples.

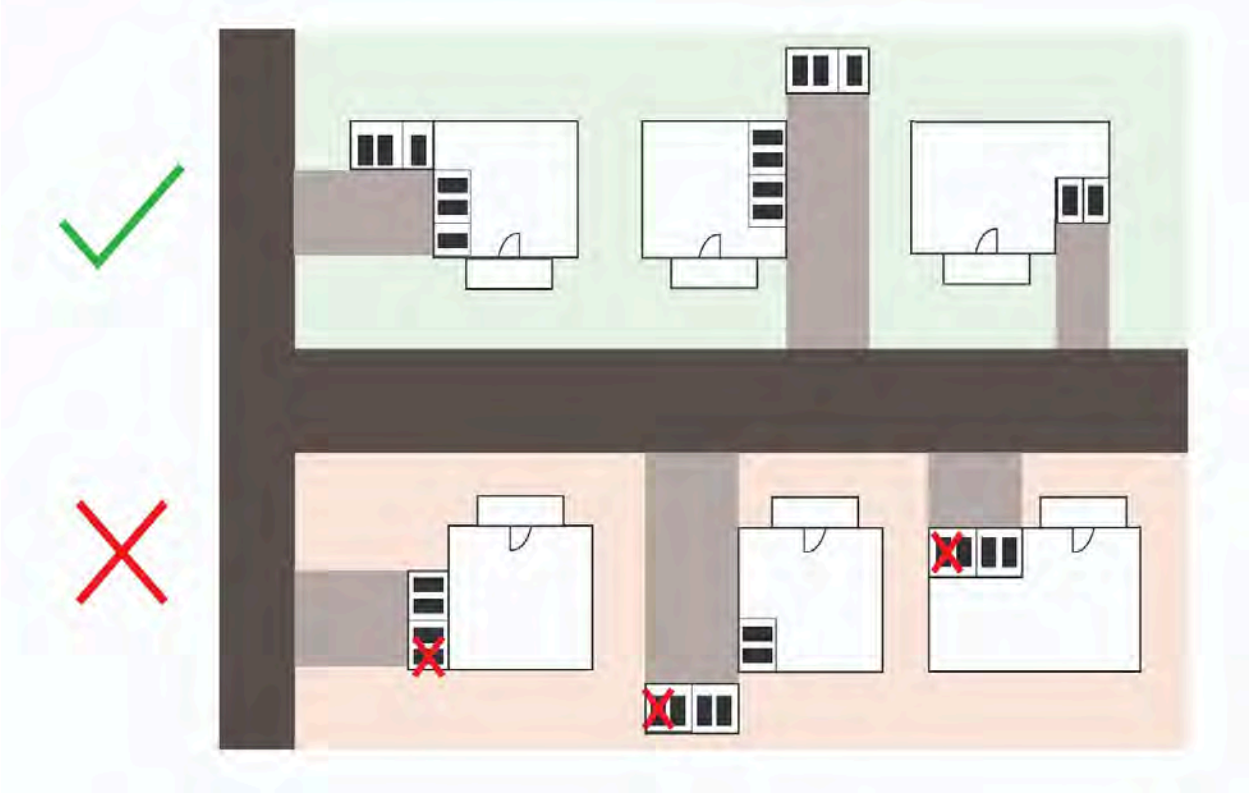
(B) Side-Loaded Garages: A garage with vehicular access doors oriented perpendicular to the front facade of the principal structure. The garage structure shall be flush with or behind the front facade, excluding the front porch, unless architecturally appropriate as determined by the Board or Commission. See Figure 1107.19-1 Permitted and Prohibited Garage Location Examples.

Figure 1107.19-1 - Permitted and Prohibited Garage Location Examples



(3) **Garage Bay Quantity.** No more than three (3) bays shall be permitted to face each street, except rear-loaded garages. This includes attached or detached garages. See Figure 1107.19-2 for Permitted and Prohibited Garage Quantity Examples.

Figure 1107.19 -2 - Permitted and Prohibited Garage Bay Quantity Examples



(4) **Garage Door Design**: All front-loaded and side-loaded garage doors shall have raised panel doors or have some type of relief feature in their construction so as to not appear as a completely flat surface. In addition to paneled garage doors, front-loaded and side-loaded garage doors shall have two (2) design features. Rear-loaded garage doors shall have at least two (2) design features. Design features are as follows:

(A) Permanent hardware
(B) Paint color other than white
(C) One or more panel rows of windows. If desired, vertical window designs will be considered by the Design Review Board.
(D) Other significant architectural components as determined by the Board or Commission.

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

Exhibit A

Section 1107.18 - Flood Areas

In order to protect the health, safety and general welfare of the people, the City Planning Commission shall reject any proposed subdivision located in an area subject to periodic flooding, as determined and illustrated in the current effective flood insurance rate maps (FIRM) as published by the Federal Emergency Management Agency, or other recognized documents or authorities. If the subdivision in whole or a portion thereof is located in flood area, the Commission may approve the subdivision provided the subdivider agrees to perform such improvements as required by Chapter 1113.

Section 1107.19 - ~~Flood Areas~~ Residential Architecture in SRD, VRD, HMD, UT, USF

The purpose of this section is to apply standards that enhance the architectural integrity and exterior appearance of developments in the City of Marysville, and by doing so, promote and preserve the aesthetic character and economic vitality of the community.

(a) Garages (Single Family Detached)

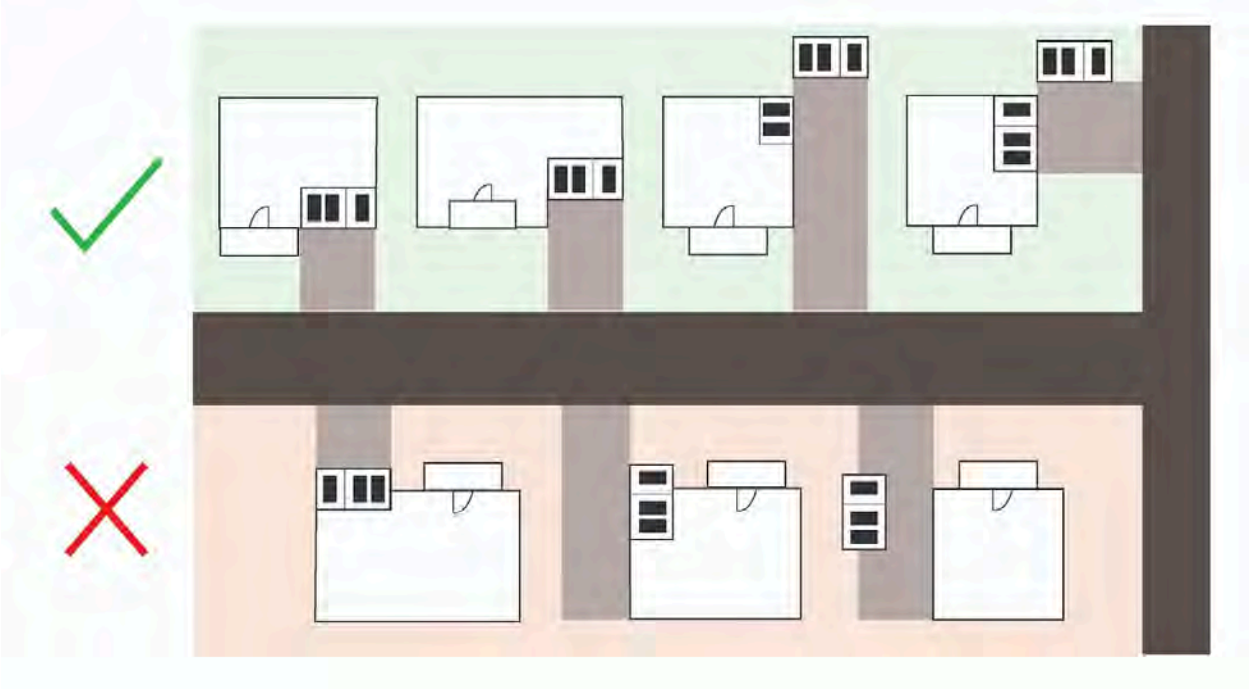
(5) **Purpose.** The purpose of the following design standards is to ensure residential garages are integrated and well-designed extensions of the home as it is not intended for the garages to be the most dominant feature of the house when seen from the street. Each house shall be designed to emphasize the house mass and entry, and garages shall be secondary in character. A mixture of front-loaded, side-loaded, and rear-loaded garage locations throughout a development is encouraged.

(6) **Garage Location.**

(C) Front-Loaded Garages: A garage with vehicular access doors oriented the same direction as the front facade of the principal structure. The garage shall be flush with or behind the front facade, excluding the front porch, unless architecturally appropriate as determined by the Board or Commission. See Figure 1107.19-1 Permitted and Prohibited Garage Location Examples.

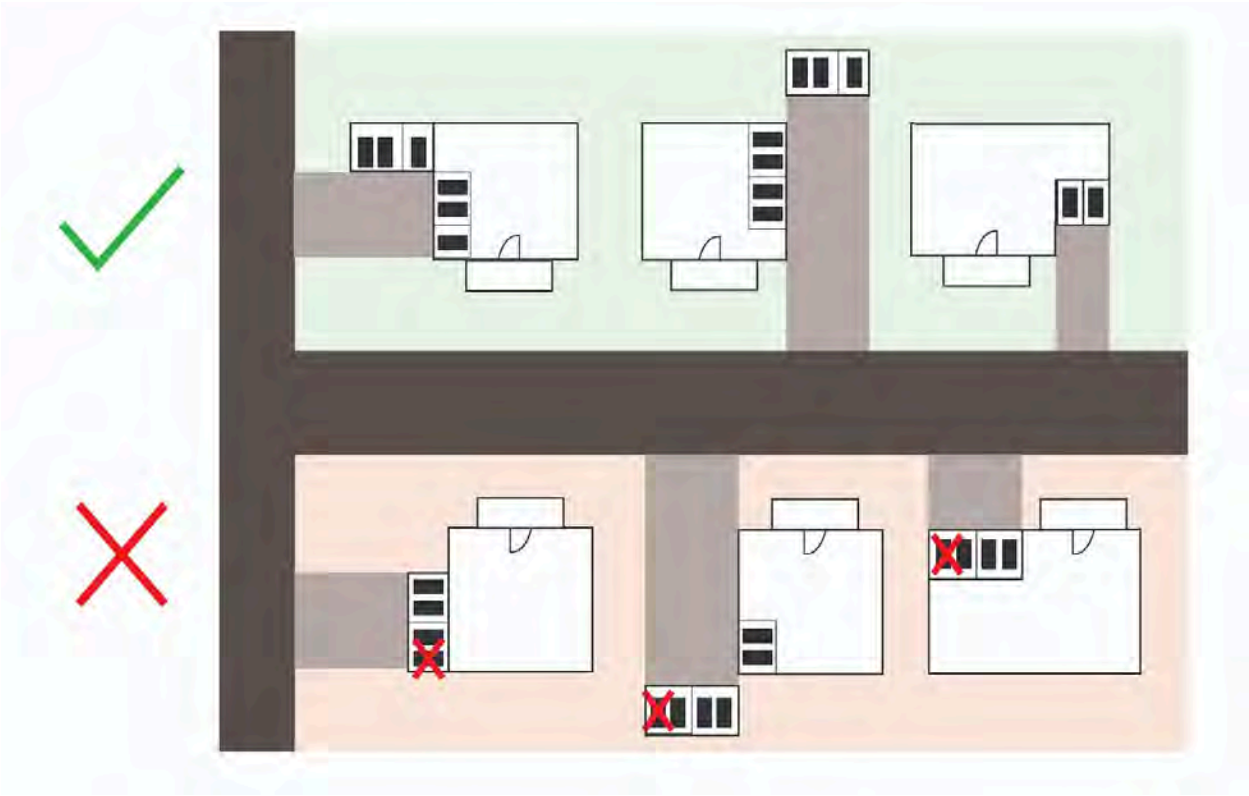
(D) Side-Loaded Garages: A garage with vehicular access doors oriented perpendicular to the front facade of the principal structure. The garage structure shall be flush with or behind the front facade, excluding the front porch, unless architecturally appropriate as determined by the Board or Commission. See Figure 1107.19-1 Permitted and Prohibited Garage Location Examples.

Figure 1107.19-1 - Permitted and Prohibited Garage Location Examples



(7) **Garage Bay Quantity.** No more than three (3) bays shall be permitted to face each street, except rear-loaded garages. This includes attached or detached garages. See Figure 1107.19-2 for Permitted and Prohibited Garage Quantity Examples.

Figure 1107.19 -2 - Permitted and Prohibited Garage Bay Quantity Examples



(8) **Garage Door Design**: All front-loaded and side-loaded garage doors shall have raised panel doors or have some type of relief feature in their construction so as to not appear as a completely flat surface. In addition to paneled garage doors, front-loaded and side-loaded garage doors shall have two (2) design features. Rear-loaded garage doors shall have at least two (2) design features. Design features are as follows:

(E) Permanent hardware

(F) Paint color other than white

(G) One or more panel rows of windows. If desired, vertical window designs will be considered by the Design Review Board.

(H) Other significant architectural components as determined by the Board or Commission.

Application 5

Section 1107.19 - Flood Areas

changing to Residential

Architecture in SRD, VRD,

HMD, UT,USF

September 2, 2025

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for a Zoning Amendment to Section 1107.19

Project History:

The Planning and Zoning Working Group has been discussing architectural style in the community and below are amendments to front porch design guidelines.

Proposed Text Amendment:

The amendment to Section 1107.19 would provide design standards for front porches as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

(b) Front Porch Design

(1) A front porch must be at least six (6) feet in depth and at least six (6) feet in length, measured from the edges of the floor material, unless another architecturally appropriate structure shall be provided as determined by the Board or Commission. The forwardmost edge of the porch shall be extended in front of or flush with the front facade of the home. Front porches shall be covered and open; glass and screens are prohibited.

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

Exhibit A

Section 1107.19 - Residential Architecture in SRD, VRD, HMD, UT, USF

The purpose of this section is to apply standards that enhance the architectural integrity and exterior appearance of developments in the City of Marysville, and by doing so, promote and preserve the aesthetic character and economic vitality of the community.

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