Planning Commission

Meeting Date

04/07/2026

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Initial Submission Packet
Date: 03/24/2026

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LEGAL NOTICE

AGENDA

MEETING MINUTES

Meeting: 03/03/2026

OLD BUSINESS

Application 1: Appendix - Glossary of Terms Amendments

Application 2: Districts and Overlays Amendments - Uses

NEW BUSINESS

Application 1: Water and Light Conditional Use Application - Senior Living

Application 2: Chapter 1139 - Alternative Energy and Appendix - Glossary of Terms Amendments

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on April 7, 2026 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

OLD BUSINESS:

1. To hear an application for Zoning Code Amendments to Part Eleven – Appendix – Glossary of Terms.
2. To hear an application for Zoning Code Amendments to Part Eleven – Chapter 1121 Districts and Overlays, addressing permitted and conditional uses

NEW BUSINESS:

1. To hear an application for a Conditional Use application to permit senior housing located at 409 N Main Street in the Water and Light Planned Unit Development district.
2. To hear an application for Zoning Code Amendments to Part Eleven – Chapter 1139 Alternative Energy addressing electric vehicle charging and Appendix – Glossary of Terms.

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, April 7, 2026, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

APPROVAL OF MINUTES:

March 3, 2026 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).

OLD BUSINESS:

1. To hear an application for Zoning Code Amendments to Part Eleven – Appendix – Glossary of Terms.
2. To hear an application for Zoning Code Amendments to Part Eleven – Chapter 1121 Districts and Overlays, addressing permitted and conditional uses.

NEW BUSINESS:

1. To hear an application for a Conditional Use application to permit senior housing located at 409 N Main Street in the Water and Light Planned Unit Development district.
2. To hear an application for Zoning Code Amendments to Part Eleven – Chapter 1139 Alternative Energy addressing electric vehicle charging and Appendix – Glossary of Terms.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission
03/03/2026

PLANNING COMMISSION MEETING MINUTES
March 3, 2026 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch by clicking here

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

PLANNING COMMISSION MEMBERS PRESENT: Chad Wolniewicz, Robert Stillion, Bret Ingle, Matt Fisher and Victor Muchiri. Michael Nickoson excused. There is one vacancy on the Board.

CITY ADMINISTRATION PRESENT: *Planning and Development Manager* Ashley Gaver, *Planning Officer* Jeff Beard and *Zoning Administrator* Zach Andrews.

ADDITIONAL PERSONS PRESENT: Bart Barok.

APPROVAL OF MINUTES: Commissioner Wolniewicz moved to approve the February 3, 2026 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Vice Chairman Fisher 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:

1. **To hear an application for Zoning Code Amendments to Part Eleven – Appendix – Glossary of Terms:** Administrator Andrews reviewed the application as shown in Exhibit A. He said they are going to put the Data Processing/ Call Center definition on hold for further review based on feedback received from the Law Director.

   Commissioner Comments: Vice Chairman Fisher said regarding the Rear Yard definition, what happens to the definition if there is a sunroom or something else that changes the elevation of the property. Administrator Andrews said the rear yard is going to be a straight line parallel to the back of the property line, starting with whatever elevation is closest to the rear yard. Planning Officer Beard said they can update the images to show different rear elevations to make that clear. Administrator Andrews added that this definition only affects certain projects, such as a pool, which cannot be placed in a side yard. However, you can have a patio in a side yard. Manager Gaver said the lack of clarity does affect applications, and we received about 10 to 15 per year. There was extensive dialogue regarding this topic but changes were finalized.

Citizen Comments: Bart Barok explained the differences between three different types of data centers. He said that hyperscale data centers are the ones with the generators that create all of the noise. Commissioner Stillion asked is there is a square foot minimum/ maximum that helps to define the different types. Mr. Barok said he is not sure. He cautioned that eliminating data centers altogether eliminates a company like Nestle from being able to locate a data center on-site that is much smaller and only supports their operations. Commissioner Stillion asked if someone could educate the Commission Members on data centers. Mr. Barok said he has a presentation with additional information that he shared with Manager Gaver.

Response to Citizen Comments: N/A.

Commissioner Stillion moved to approve the application with conditions of tabling the definitions regarding Data Processing/Call Center and Yard, Rear, and the question put, stood:

Mr. Wolniewicz YES; Mr. Ingle YES; Mr. Fisher YES; Mr. Muchiri YES; Mr. Stillion YES.

Vote 5-0; Motion carried.

Next step: To present to Planning Commission.

2. **To hear an application for Zoning Code Amendments to Part Eleven – Chapter 1121 Districts and Overlays, addressing permitted and conditional uses.** City Staff reviewed the application as shown in Exhibit B.

Commissioner Comments: Commissioner Wolniewicz asked for an example of Adult Day Care. Administrator Andrews said Bless LLC on E. 5th Street is an example in Marysville. Vice Chairman Fisher said this seems light on permitted uses for Health and Fitness Studio, and should be added to more residential districts. Manager Gaver said some gyms could be a larger scale, and therefore, we thought it was appropriate to have them as a Conditional Use if the gym is to be used for something more than a small gym in a multi-tenant building. Administrator Andrews said this is a separate definition from a recreational facility such as a YMCA.

Citizen Comments: None.

Response to Citizen Comments: N/A

Commissioner Muchiri moved to approve the application and the question put, stood:

Mr. Wolniewicz YES; Mr. Ingle YES; Mr. Muchiri YES; Mr. Fisher YES; Mr. Stillion YES.

Vote 5-0; Motion carried.

Next step: To present City Council in the form of an Ordinance.

DISCUSSION ITEMS: Manager Gaver explained that there were discrepancies with the Marysville North project in regard to the exhibits and to the text. For the townhomes adjacent to the commercial spaces, we would like to update it to 15-foot setbacks to make the space feel more walkable. This was explained as shown in Exhibit C. There was discussion regarding porch depth and those properties that may want a

deeper porch as initially mentioned by Commissioner Wolniewicz. He encouraged allowing wider porches if someone wanted to. Mr. Muchiri asked if the intent is for every porch to be the same. Manager Gaver said no, not necessarily. Planning Officer Beard said they are not required to have a porch, but for those that do, they have to be a minimum of four feet. There was additional discussion and Manager Gaver said City Staff would work with the applicant based on the feedback and they will be on a Design Review Board agenda in the future.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said during the February 11th Design Review Board Meeting, there were nine Home Improvement Reimbursement Grant applications approved and part of the Olive Garden and surrounding properties were reviewed and approved. There was extensive discussion. The redesign for the landscaping will be presented in the future.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: All Commission Members welcomed Mr. Muchiri, and said they look forward to working with him.

ADJOURN: There being no further business to bring before the Commission, Commissioner Wolniewicz moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:20 p.m.

OLD BUSINESS

Application 1

Appendix - Glossary of Terms Amendments

April 7, 2026
Updated Comments are in BLUE for April 7, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

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

Project History:
During the March 2026 Planning Commission meeting, the definitions for Day Care, Child or Adult and Home Occupation were approved. Data Processing/Call Center and Yard, Rear glossary terms were tabled for further discussion.

Proposed Text Amendment:
The amendment to Appendix - Glossary of Terms would adjust definitions for the following terms; Data Processing/Call Centers and Yard, Rear, as specified in "Exhibit A". The Blue Text is the updated language for the proposed text amendment.

Appendix - Glossary of Terms

~~**DATA PROCESSING/**~~**CALL CENTER** means a facility~~,~~ which is operated for the purpose of ~~storing or managing data or operating~~ customer service communications functions.

~~CHILD DAY CARE CENTER means any place in which child care is provided for thirteen or more children at one time, or any place that is not the permanent residence of the administrator in which child care is provided. (See, Ohio Revised Code Section 5104.01)~~

DAY CARE, CHILD OR ADULT. means an adult day care facility offers social, recreational and health-related services in a protective setting to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. A child day care is a facility providing non-medical care and supervision outside the home for minor children, provided the supervision is less than 24 hours per day and the facility is licensed by the State of Ohio. This definition includes preschools, nursery schools, and other similar facilities.

~~**HOME OCCUPATION.** means an occupation conducted in a dwelling unit, provided that no more than one person other than members of the family residing on the premises shall be engaged in such~~

~~occupation. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than thirty-five percent (35%) of floor area of the dwelling unit shall be used in the conduct of the home occupation. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding four (4) square feet in area, non illuminated, and mounted flat against the wall of the principal building. No traffic shall be generated by the conduct of such home occupation and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this Planning and Zoning ordinance, and shall not be located in a required front yard.~~

HOME OCCUPATION. means an accessory use which is an activity, profession, occupation, service, craft, or hobby conducted by a person on the same premises as the principal place of residence which is clearly subordinate and incidental to the use of the premises for residential purposes. This definition does not include telework or remote-based work for a business that is operated outside of the home of the person who is teleworking.

a) Minor Home Occupation. Characterized as businesses that have no or limited in-person customer or client traffic to the subject property. Such activities are carried on solely within the confines of the dwelling, generate no greater traffic, parking or deliveries than would normally be expected in a residential neighborhood, do not create a nuisance to the neighborhood or general public, and are imperceptible from the exterior of the dwelling and display no signage. Minor Home Occupations require an approved Zoning Permit.
b) Major Home Occupation. Characterized as businesses that provide services to in-person customers or clients on a regular scheduled basis and may be conducted by a member of the immediate family residing on the premises. Such activities are carried on solely within the confines of the dwelling, generate no greater traffic, parking or deliveries than would normally be expected in a residential neighborhood, do not create a nuisance to the neighborhood or general public. Major Home Occupations require an approved Conditional Use Application by the Planning Commission.

YARD, REAR means a yard extending between side lot lines across the rear of the lot and from the rear lot line to the rear of the principal building ~~nearest to the rear lot line.~~

Staff Comment: The current definition meets the intent of the conversations with the Planning Commission at the March 2026 meeting. No proposed changes will take place.

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

CALL CENTER means a facility which is operated for the purpose of customer service communications functions.

DAY CARE, CHILD OR ADULT. means an adult day care facility offers social, recreational and health-related services in a protective setting to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. A child day care is a facility providing non-medical care and supervision outside the home for minor children, provided the supervision is less than 24 hours per day and the facility is licensed by the State of Ohio. This definition includes preschools, nursery schools, and other similar facilities.

HOME OCCUPATION. means an accessory use which is an activity, profession, occupation, service, craft, or hobby conducted by a person on the same premises as the principal place of residence which is clearly subordinate and incidental to the use of the premises for residential purposes. This definition does not include telework or remote-based work for a business that is operated outside of the home of the person who is teleworking.

a) Minor Home Occupation. Characterized as businesses that have no or limited in-person customer or client traffic to the subject property. Such activities are carried on solely within the confines of the dwelling, generate no greater traffic, parking or deliveries than would normally be expected in a residential neighborhood, do not create a nuisance to the neighborhood or general public, and are imperceptible from the exterior of the dwelling and display no signage. Minor Home Occupations require an approved Zoning Permit.
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OLD BUSINESS

Application 2

Districts and Overlays
Amendments - Uses

April 7, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for Zoning Amendments to Chapter 1121.

Proposed Text Amendment:

The amendment to Chapter 1121 addresses Data Processing/Call Center use. This will be updated to align with the "Call Center" revision in the Glossary of Terms.

Section 1121.14 - Light Manufacturing District (LMD)

V. PERMITTED USES:

- Commercial Printing and Publishing
- Contractor's Offices
- ~~Data Processing/~~Call Center
- Ground Passenger Dispatch Facility
- Laboratory Research Facility
- Light Manufacturing
- Professional Offices
- Warehousing, Public
- Wholesale Distribution

VI. CONDITIONAL USES:

- Adult Use Cannabis Cultivation Facility
- Adult Use Cannabis Processing Facility
- Medical Marijuana Cultivation Facility
- Medical Marijuana Processing Facility

Section 1121.15 - Regional Mixed-Use District (RMU)

V. PERMITTED USES:

- Bank or Financial Services (drive-thru - see supplemental regulations under 1123.28)
- Building Materials and Hardware Sales
- Commercial Recreation, Indoor (excluding Adult Entertainment)
- ~~Data Processing/~~Call Center
- Day Care, Child or Adult
- Extended Stay Hotel
- General Retail (50+ Employees)
- Grocery Store or Supermarket
- Health and Fitness Studio
- Hotel or Motel
- Medical and Dental Office/Clinic
- Meeting Facility
- Minor Home Occupation
- Professional Offices
- Public Safety Facility
- Residential Care Facility, 6-16 Unrelated Persons
- Restaurant (drive-thru) (see supplemental regulations under 1123.28)
- Retail, Sales & Services
- Senior Living, Independent Living
- Vehicle Body Shop
- Vehicle Sales
- Vehicle Service and Repair Facility
- Wireless Communication Tower

VI. CONDITIONAL USES:

- Automotive Components Processing
- Congregate Care Facility, Assisted Living
- Major Home Occupation
- Multi-Family
- Residential Care Facility, 9-16 Unrelated Persons
- Small Box Discount Retail Store
- Warehousing, Personal Storage/Min

Section 1121.22 - Manufacturing/Innovation Overlay District (M/I-O)

V. PERMITTED USES:

- ~~Data Processing/~~Call Center
- Light Manufacturing
- Professional Offices
- Laboratory and Research Facilities
- Warehousing, Public and Private
- Wholesale and Distribution

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 1121.14 - Light Manufacturing District (LMD)

V. PERMITTED USES:

- Call Center
- Commercial Printing and Publishing
- Contractor's Offices
- Ground Passenger Dispatch Facility
- Laboratory Research Facility
- Light Manufacturing
- Professional Offices
- Warehousing, Public
- Wholesale Distribution

VI. CONDITIONAL USES:

- Adult Use Cannabis Cultivation Facility
- Adult Use Cannabis Processing Facility
- Medical Marijuana Cultivation Facility
- Medical Marijuana Processing Facility

Section 1121.15 - Regional Mixed-Use District (RMU)

V. PERMITTED USES:

- Bank or Financial Services (drive-thru - see supplemental regulations under 1123.28)
- Building Materials and Hardware Sales
- Call Center
- Commercial Recreation, Indoor (excluding Adult Entertainment)
- Day Care, Child or Adult
- Extended Stay Hotel
- General Retail (50+ Employees)
- Grocery Store or Supermarket
- Health and Fitness Studio
- Hotel or Motel
- Medical and Dental Office/Clinic
- Meeting Facility
- Minor Home Occupation
- Professional Offices
- Public Safety Facility
- Residential Care Facility, 6-16 Unrelated Persons
- Restaurant (drive-thru) (see supplemental regulations under 1123.28)
- Retail, Sales & Services
- Senior Living, Independent Living
- Vehicle Body Shop
- Vehicle Sales
- Vehicle Service and Repair Facility
- Wireless Communication Tower

VI. CONDITIONAL USES:

- Automotive Components Processing
- Congregate Care Facility, Assisted Living
- Major Home Occupation
- Multi-Family
- Residential Care Facility, 9-16 Unrelated Persons
- Small Box Discount Retail Store
- Warehousing, Personal Storage/Mini

Section 1121.22 - Manufacturing/Innovation Overlay District (M/I-O)

V. PERMITTED USES:

- Call Center
- Laboratory and Research Facilities
- Light Manufacturing
- Professional Offices
- Warehousing, Public and Private
- Wholesale and Distribution

NEW BUSINESS

Application 1

Water and Light
Conditional Use -
Senior Living

April 7, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Conditional Use Permit - Water and Light

CONDITIONAL USE

To hear an application for a Conditional Use application to permit Senior Housing located at 409 N Main Street in the Water and Light Planned Unit Development district.

Applicant: Bob Lamb
Connect Realty LLC
577 W Nationwide Blvd. Suite 600
Columbus, OH 43215

Owner: There's Something About Marysville LLC
577 W Nationwide Blvd. Suite 600
Columbus, OH 43215

LOCATION

Parcel 2900051640000 located at 409 N Main Street. Existing property surrounding the subject property are as follows:

- North: Village Residential District (VRD)
- East: Neighborhood Commercial District (NCD)
- South: Neighborhood Commercial District (NCD), Planned Unit Development (PUD)
- West: Neighborhood Commercial District (NCD), Village Residential District (VRD)

PROPERTY HISTORY

The property at 409 N Main Street was incorporated as part of the Water and Light Planned Unit Development that was approved in December 2024. The Development Text lists Senior Housing as a Conditional Use.

AERIAL



Uses in the Planned Unit Development are as follows:

PERMITTED USES

- Artisan Studio
- Bank or Financial Institution (w/ drive-thru)
- Health and Fitness Studio
- Medical or Dental Office or Clinic
- Meeting Facility
- Multi-Family; <315 Units
- Neighborhood Market
- Personal Services
- Professional Office
- Restaurant and/or Bar Establishment
- Retail Sales & Service
- Single-Family (Attached) Home
- Specialty Food and/or Beverage Facility
- Temporary Lodging: Residential facilities that operate as Airbnb or VRBO oriented uses

CONDITIONAL USES

(Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Childcare Day-Care Center
- Club
- Community Center
- Cultural Institution
- Hotel with Commercial Use (Personal Services, Restaurant and/or Bar Establishment, Retail Sales & Services, Specialty Food and/or Beverage) on First Floor
- Institutional/Government Offices
- **Senior Living, Independent Living**
- Veterinary Animal Hospital and/or Animal Clinic
- Vehicle Wash Facility; shall have no more than 2-wash bays

CONDITIONAL USE GENERAL STANDARDS

Statements by the applicant as required by Section 1141.24 include the following:

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

Applicant Response: Yes. The approved Planned Unit Development (PUD) permits senior housing, including independent (unassisted) senior housing, as a conditional use.

(b) **The use will be harmonious with the City's Comprehensive Plan & Planning and Zoning Code because:**

Applicant Response: Yes. The City's Comprehensive Plan encourages the development of additional senior housing within the community and emphasizes the importance of diversifying housing options. The approved PUD for this site already allows for multi-family development. The proposed senior housing building remains within the total number of residential units permitted under the PUD.

This project will bring additional residents to the downtown area, helping to support local businesses while contributing to a broader mix of housing opportunities and demographics within the community.

Staff Response:

Per the Planned Unit Development, the building typology is in alignment with the Development Plan. The intent of the PUD is to create walkability to the Uptown and within the development.

Per the City Comprehensive Plan, future development on the parcel is listed as Medium Density Residential, and key Features suggested in the Comprehensive Plan include: Short walkable blocks with common open space, senior-friendly residential option

encouraged, shared recreational amenities, variety of unit types (1 br., 2 br., etc.), and smaller setbacks and improved streetscape to promote walkability.

Suggested uses per the Comprehensive Plan: Single-family detached, Duplex, Quad-plex, Multi-Family, Neighborhood Retail, and Schools.

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

Applicant Response: Yes. The building will utilize the same exterior materials and architectural design language as the market-rate apartments within the development. The project will also include an elevator and exterior walking paths and sidewalks that integrate with the broader site design.

In addition, the building will be constructed using the same Connect Housing Blocks system used throughout the remainder of the development. As a result, the character, quality, and visual continuity of the project will remain consistent with the overall development. The inclusion of an elevator will further enhance the long-term value and accessibility of the property.

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

Applicant Response: This project will not be hazardous or disruptive to existing or future neighbors. The development is designed for independent adults aged 55 and older who do not require specialized care services. The community will primarily serve individuals who wish to remain in the area but prefer not to maintain a single-family home or fully private residence. As a residential use, the project will be consistent with surrounding uses and compatible with the neighborhood.

(e) **Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately and such services.**

Applicant Response: Yes. The project will be adequately served by existing public infrastructure and services. This is demonstrated by the letters of support received from the City, County, and Union County Human Services (Department of Jobs and Family Services).

Importantly, the project does not increase the total number of residential units previously approved for the site under the PUD. Additionally, the target demographic for this development typically results in lower impacts on public services. Senior households generally generate fewer school enrollments, fewer calls for public safety services, and

reduced strain on community youth programs and services, while still contributing property tax revenue that supports these systems.

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

Applicant Response: The proposed development is intended for independent residents aged 55 and older who do not require assisted living or specialized services. This demographic typically generates fewer service demands compared to traditional multi-family housing.

Furthermore, many residents are expected to be active, working individuals who are employed within the community. As such, they will contribute income tax, property tax, and sales tax revenue while supporting local businesses. The project will therefore provide a positive economic contribution to the community rather than creating a burden on public resources.

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

Applicant Response: No. The development is a residential multi-family building that will comply with all design and development standards approved under the PUD. The building will be well-designed and compatible with surrounding uses. The project will enhance the surrounding area, contribute to neighborhood vitality, and generate additional tax revenue for the community without creating adverse impacts such as excessive traffic, noise, or other disturbances.

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

Applicant Response: Yes. Vehicular access to the property has been designed in accordance with the City's approval process and is integrated into the overall site circulation plan. The project will also enhance pedestrian connectivity within the development by extending the walking trail along the creek corridor, improving internal circulation and accessibility throughout the site.

STAFF COMMENTS

If approved, the applicant shall submit to the Design Review Board and comply with the Water and Light PUD Development Standards.

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

Marysville Conditional Use Questions

1. Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or Overlay.

Yes. The approved Planned Unit Development (PUD) permits senior housing, including independent (unassisted) senior housing, as a conditional use.

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

Yes. The City's Comprehensive Plan encourages the development of additional senior housing within the community and emphasizes the importance of diversifying housing options. The approved PUD for this site already allows for multi-family development. The proposed senior housing building remains within the total number of residential units permitted under the PUD.

This project will bring additional residents to the downtown area, helping to support local businesses while contributing to a broader mix of housing opportunities and demographics within the community.

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

Yes. The building will utilize the same exterior materials and architectural design language as the market-rate apartments within the development. The project will also include an elevator and exterior walking paths and sidewalks that integrate with the broader site design.

In addition, the building will be constructed using the same Connect Housing Blocks system used throughout the remainder of the development. As a result, the character, quality, and visual continuity of the project will remain consistent with the overall development. The inclusion of an elevator will further enhance the long-term value and accessibility of the property.

4. Will not be hazardous or disturbing to existing or future neighboring uses.

This project will not be hazardous or disruptive to existing or future neighbors. The development is designed for independent adults aged 55 and older who do not require specialized care services. The community will primarily serve individuals who wish to remain in the area but prefer not to maintain a single-family home or fully private residence. As a residential use, the project will be consistent with surrounding uses and compatible with the neighborhood.

5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for establishment of the proposed use shall be able to provide adequately any such service.

Yes. The project will be adequately served by existing public infrastructure and services. This is demonstrated by the letters of support received from the City, County, and Union County Human Services (Department of Jobs and Family Services).

Importantly, the project does not increase the total number of residential units previously approved for the site under the PUD. Additionally, the target demographic for this development typically results in lower impacts on public services. Senior households generally generate fewer school enrollments, fewer calls for public safety services, and reduced strain on community youth programs and services, while still contributing property tax revenue that supports these systems.

6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

The proposed development is intended for independent residents aged 55 and older who do not require assisted living or specialized services. This demographic typically generates fewer service demands compared to traditional multi-family housing.

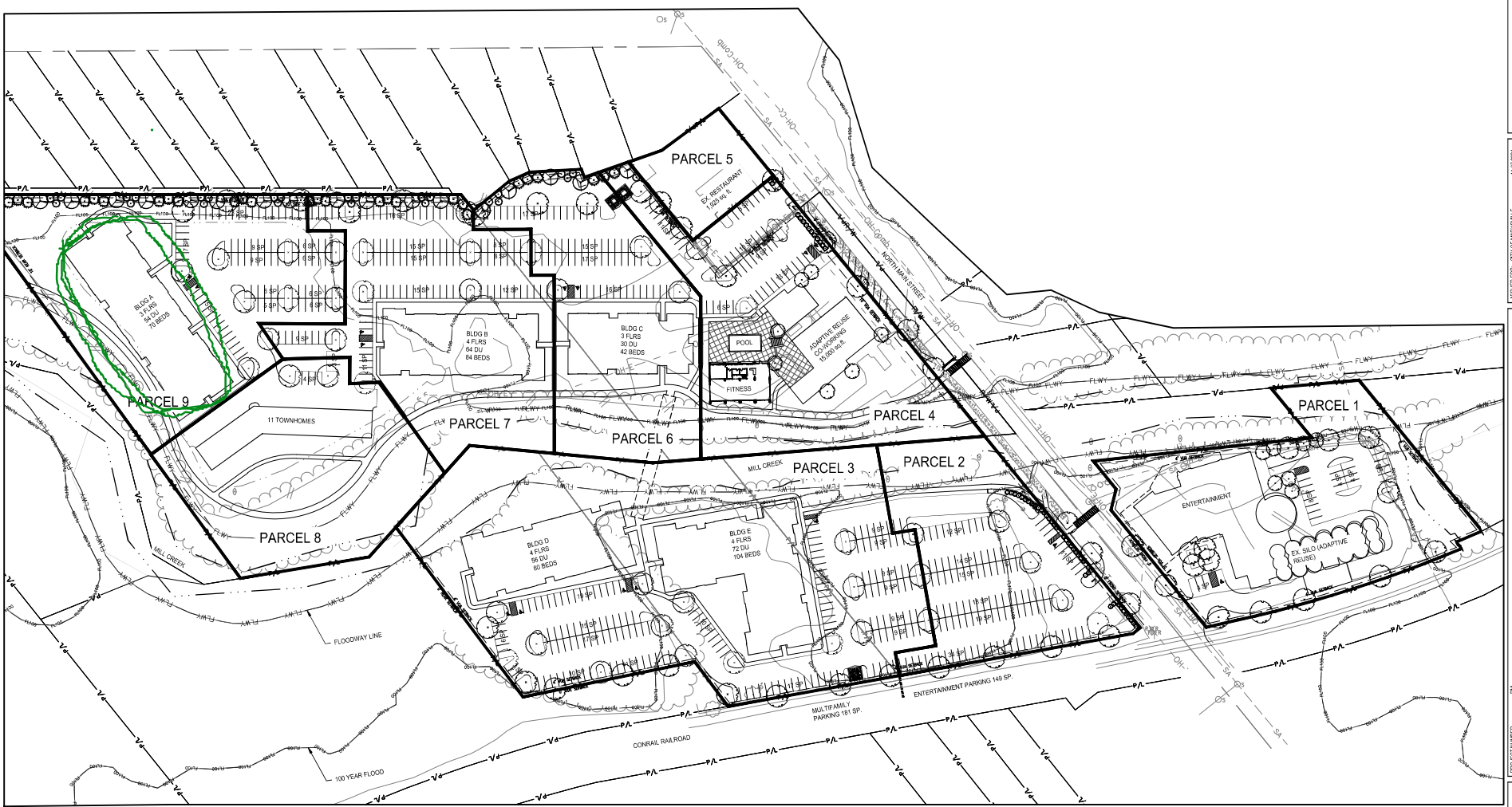
Furthermore, many residents are expected to be active, working individuals who are employed within the community. As such, they will contribute income tax, property tax, and sales tax revenue while supporting local businesses. The project will therefore provide a positive economic contribution to the community rather than creating a burden on public resources.

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

No. The development is a residential multi-family building that will comply with all design and development standards approved under the PUD. The building will be well-designed and compatible with surrounding uses. The project will enhance the surrounding area, contribute to neighborhood vitality, and generate additional tax revenue for the community without creating adverse impacts such as excessive traffic, noise, or other disturbances.

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

Yes. Vehicular access to the property has been designed in accordance with the City’s approval process and is integrated into the overall site circulation plan. The project will also enhance pedestrian connectivity within the development by extending the walking trail along the creek corridor, improving internal circulation and accessibility throughout the site



GRAPHIC SCALE: 1 inch = 60 feet
0 30 60 120

PARKING DATA

PARCEL #	BUILDING	UNITS	BEDROOMS	GARAGE SPACES	SURFACE SPACES	RATIO/UNIT	RATIO/BED	ACRES
1	ENTERTAINMENT				97			2
2	ENTERTAINMENT PARKING				52			3.3
3	1	72	104		181	1.4	1.0	4
	1	56	80					
4	CO-WORKING				69			1.0
5	EXISTING RESTAURANT				50			0.5
6	1	30	42		60	2.0	1.5	0.5
7	1	64	84		116	1.8	1.4	1.5
8	TOWNHOMES	11		22	8			1.5
9	1	64	76		90	1.4	1.2	2.2
		297	386	22	886			16.5

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11/07/2024

ISSUED FOR:	CITY OF MARYSVILLE	11.07.2024
REVISION	DESCRIPTION	DATE

PROJECT NUMBER 66924/40010 | PM | RF | 24010

CONNECT REAL ESTATE
SILO AT WATER & LIGHT
CITY OF MARYSVILLE

SITE PLAN

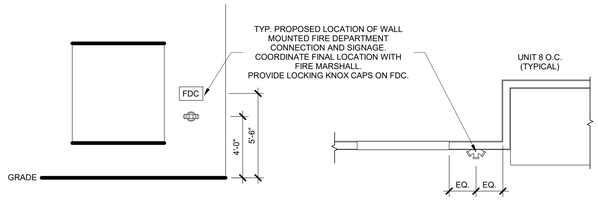
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DRAWING PATH: P:\66924\66924040010_Marysville_ALT4\Drawings\PLH_UC\Base\24 0827 240010_LBS0001_REVISED PARKING.dwg Nov 07, 2024 - 9:48am







2 TYP. FDC DETAILS

SCALE: 1/4" = 1'-0"

REFER TO ENLARGED SITE PLAN FOR BUILDING SPECIFIC FDC LOCATION

SITE PLAN GENERAL NOTES

A. THIS SITE PLAN IS FOR REFERENCE PURPOSES ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND FINAL BUILDING LOCATIONS.

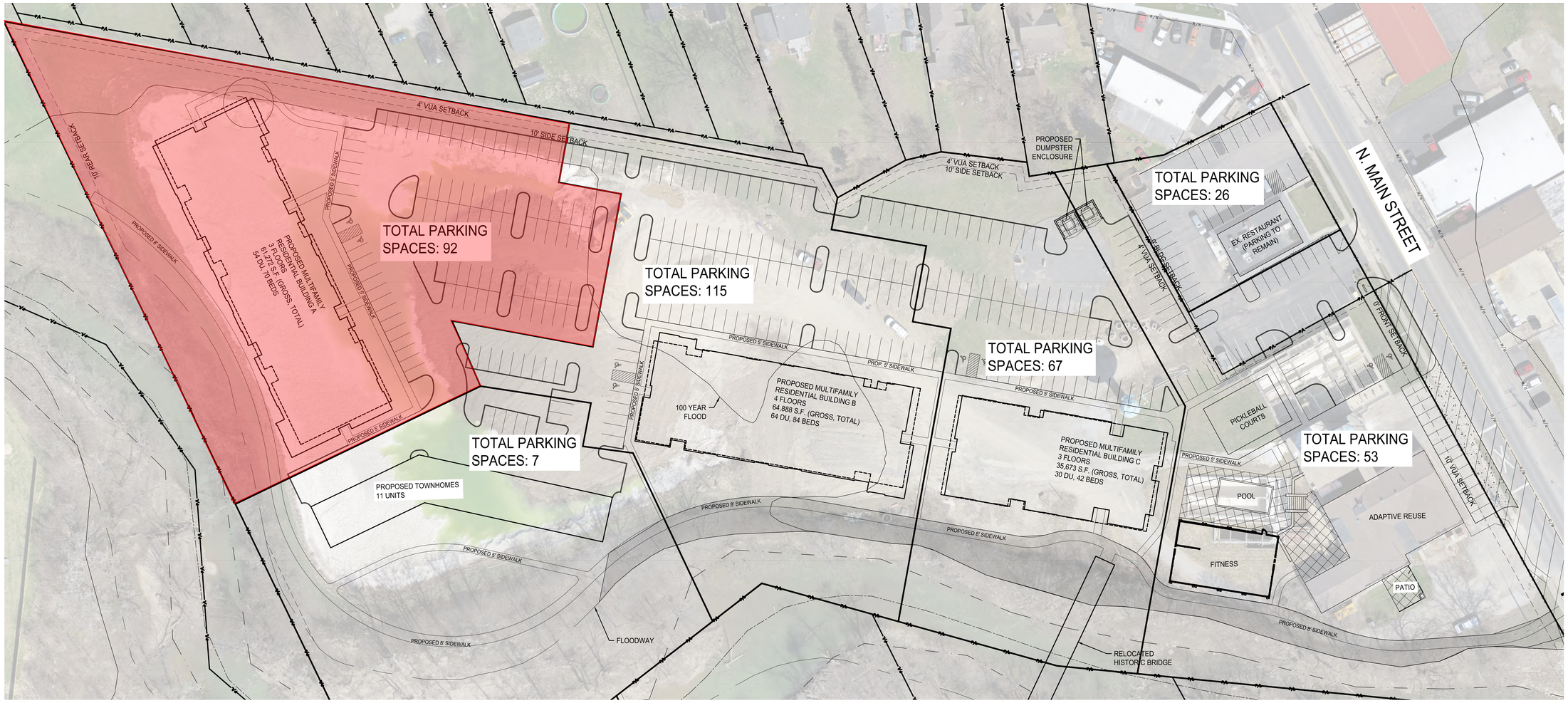
B. CIVIL ENGINEER TO PROVIDE ALL INFORMATION ON REQUIRED ACCESSIBLE PARKING & SIGNS, PARKING SPACE STRIPING, & IDENTIFICATION. ALL MUST CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

C. REFER TO CIVIL SITE DRAWINGS FOR OFFICIAL NUMBERS OF REQUIRED PARKING SPACES, BIKE RACK SPACES, AND TOTAL SITE AREA SPACES.

D. REFER TO GARAGE DRAWINGS FOR TOTAL NUMBER OF PROVIDED STRUCTURED PARKING SPACES.

= CURRENT STRUCTURE (DRAWINGS HERE-IN)

= EXISTING BUILDINGS (PERMITTED SEPARATELY)



GRAPHIC SCALE: HALF 80 feet FULL 40 feet

0 20 40 80 120

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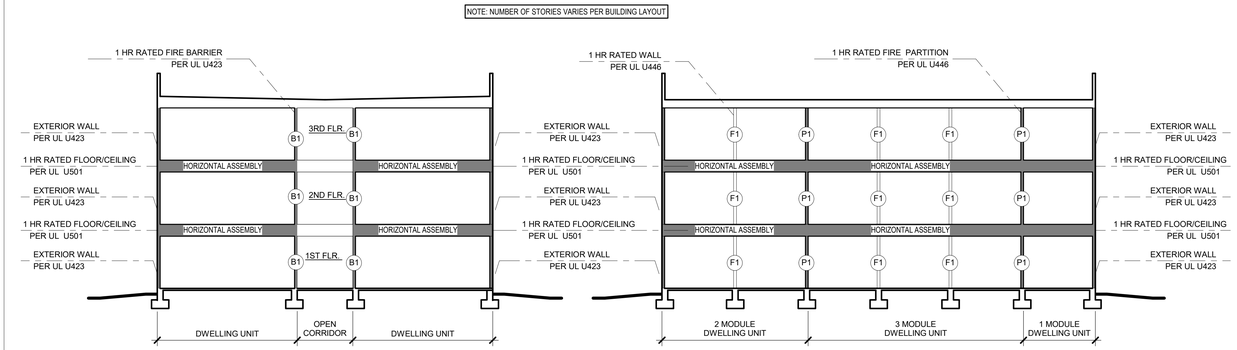
SITE PLAN

BLDG 6

SP1

2/24/2026 9:40:20 AM Autodesk Docs://6659-24-0000 Connect Housing/6659240030_Marysville_Building Model.rvt

GENERIC BUILDING SECTION W/ RATING DETAIL



GENERAL NOTES

A. SEE SHEET CG.1 FOR DETAILS AND FURTHER INFORMATION REGARDING ALL NOTED FLOOR, CEILING, ROOF, AND PARTITION TAGS.
B. FIRE RATED WALLS ARE SHOWN AS MINIMUM REQUIRED BY PREVAILING CODES. ACTUAL WALL FIRE RESISTIVE CONSTRUCTION MAY BE GREATER. SEE SHEET CG0.3 FOR ACTUAL WALL CONSTRUCTION.

SYMBOL LEGEND

MARK	DESCRIPTION
P1	FIRE PARTITION (1 HOUR)
B1	FIRE BARRIER (1 HOUR)
F1	FIRE PARTITION (1 HOUR) - RATED FOR STRUCTURE ONLY

NOTES:
1. REFER TO FLOOR PLANS AND TYPICAL CONSTRUCTION TYPE DETAILS FOR WALL TYPES AND SPECIFIC UL ASSEMBLIES.
2. FIRE RATED WALLS ARE SHOWN AS MINIMUM REQUIRED BY PREVAILING CODES. ACTUAL WALL FIRE RESISTIVE CONSTRUCTION MAY BE GREATER.
3. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED WITH A FIRE-RESISTANCE RATING NOT LESS THAN THE HORIZONTAL ASSEMBLY.
4. IN SOME INSTANCES DETAILS MAY BE ORIENTED DIFFERENTLY.
5. IN SOME INSTANCES DETAILS MAY BE OPPOSITE HANDED.
6. FIELD INSTALLED ELEMENTS SHOWN IN HALFTONE.

UNIT MATRIX

	FLOOR			
Unit Type	1	2	3	Total per Unit
0.1-B	2	2	2	6
1.1-B	11	11	11	33
1.2-B		1	1	2
1.2-A	1			1
2.2-B		1	1	2
2.2-A	1			1
2.4-B	1	1	1	3
2.6-B	2	2	2	6
Total per Floor	18	18	18	54 Total Units



1 FIRST FLOOR PLAN_BLDG 6
1/8" = 1'-0"

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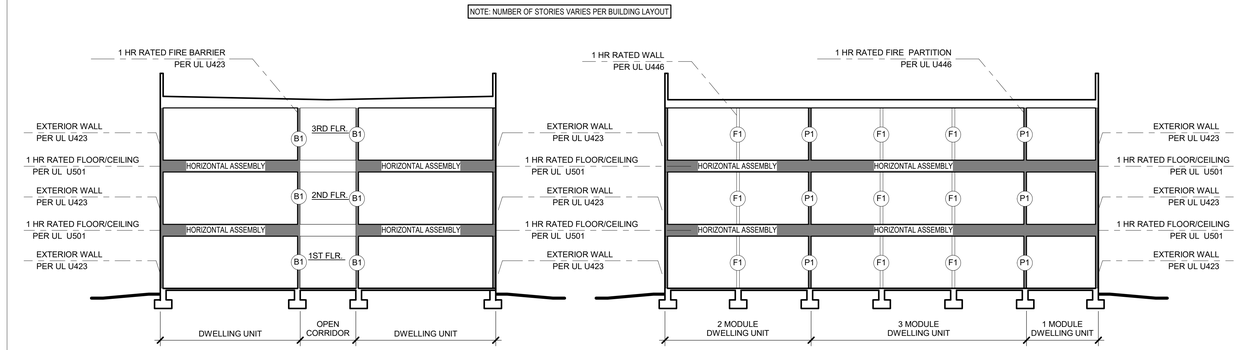
BLDG 6 FIRST FLOOR

BLDG 6

A0.1

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GENERIC BUILDING SECTION W/ RATING DETAIL



GENERAL NOTES

A. SEE SHEET CG.1 FOR DETAILS AND FURTHER INFORMATION REGARDING ALL NOTED FLOOR, CEILING, ROOF, AND PARTITION TAGS.
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5. IN SOME INSTANCES DETAILS MAY BE OPPOSITE HANDED.
6. FIELD INSTALLED ELEMENTS SHOWN IN HALFTONE.



1 SECOND FLOOR PLAN BLDG 6
1/8" = 1'-0"

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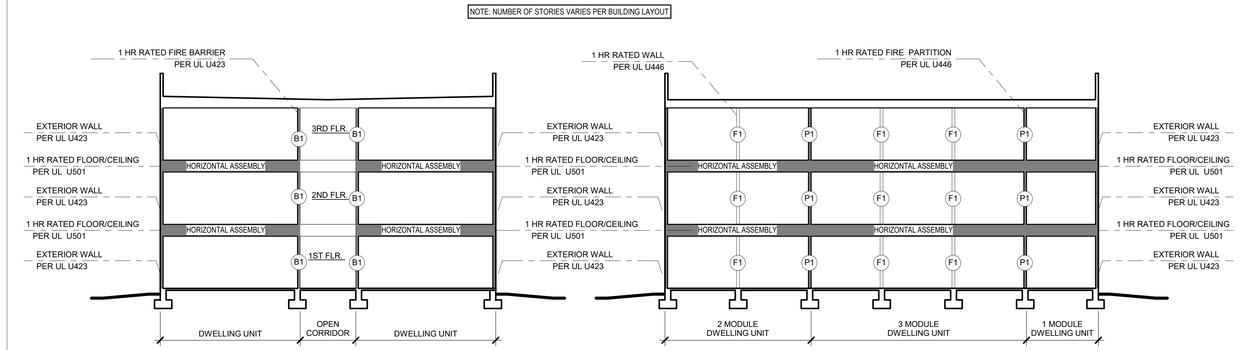
BLDG 6 SECOND FLOOR

BLDG 6

A0.2

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GENERAL NOTES

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1 THIRD FLOOR PLAN BLDG 6
1/8" = 1'-0"

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BLDG 6 THIRD FLOOR

BLDG 6

A0.3

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1 ELEVATION - BLDG 6 - FRONT
3/32" = 1'-0"



3 ELEVATION - BLDG 6 - REAR
3/32" = 1'-0"



2 ELEVATION - BLDG 6 - SIDE
3/32" = 1'-0"



4 ELEVATION - BLDG 6 - RIGHT
3/32" = 1'-0"

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BUILDING 6 - ELEVATIONS

BLDG 6

A.6

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34° WATCH

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Demolition work set to begin as $90M redevelopment project moves ahead in Marysville

by Mike McCarthy
Fri, June 27, 2025 at 5:00 PM
Updated Sat, June 28, 2025 at 2:10 PM

00:00 03:02

34°
WATCH





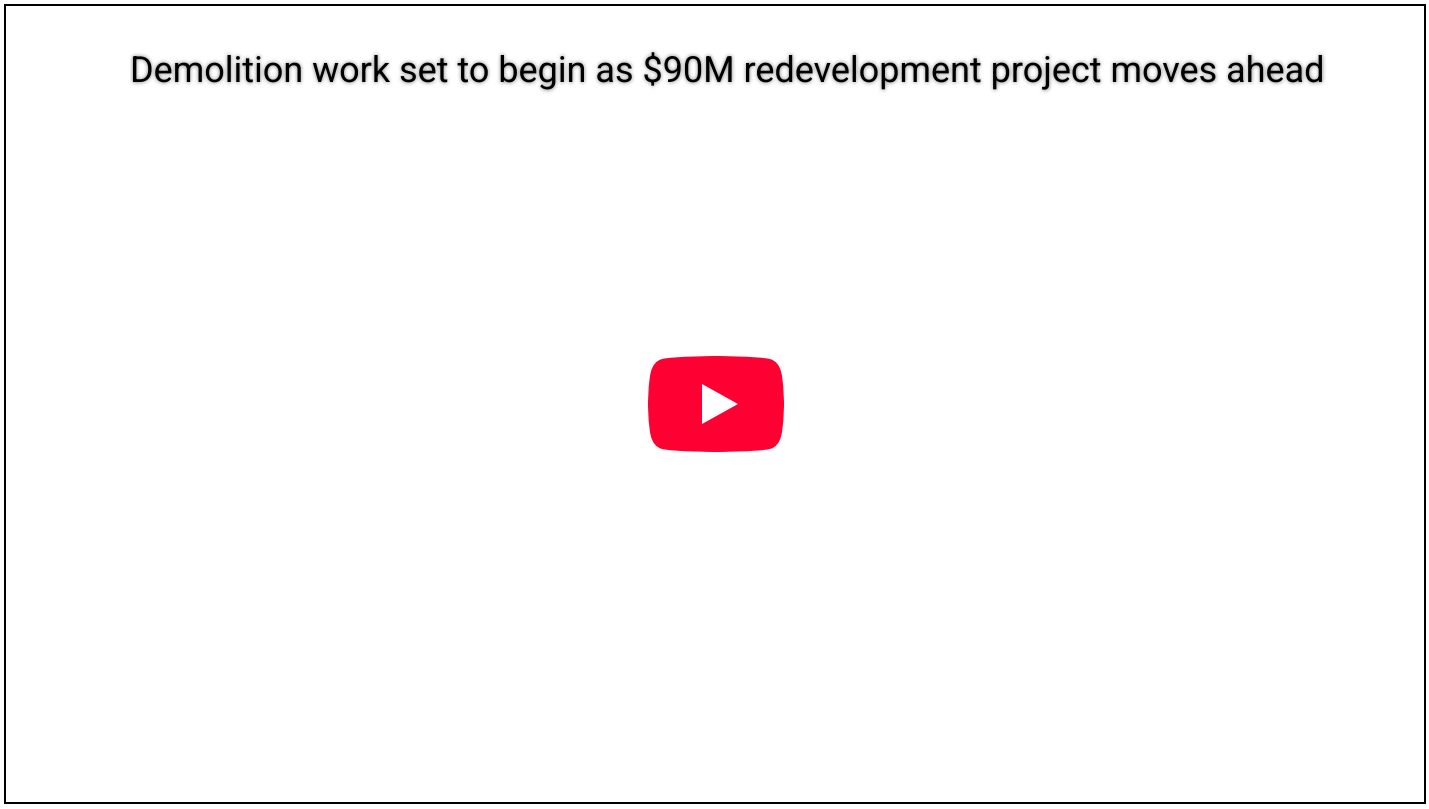
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VIEW ALL PHOTOS

Courtesy: Connect Real Estate

1
Comment
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TOPICS: MARYSVILLE REDEVELOPMENT $90 MILLION DEMOLITION WATER AND LIGHT DISTRICT MIXED-US

MARYSVILLE, Ohio (WSYX) — A multi-million-dollar "transformational project" at a historic site in Marysville is moving ahead now that the final state incentive has been secured.



Demolition work is scheduled to begin next month at the old water and light plant located at 409 N. Main Street in the initial phase of work to create the city's new $90 million Water and Light District and The Silos, an 18-acre mixed use development project, Connect Real Estate Executive Vice President of Development Bob Lamb told ABC 6/FOX 28.

34° WATCH

ADVERTISEMENT

The old municipal plant, which was built in 1891 as the city's first water facility, will be transformed into a $21 million campus that includes a 72-unit apartment building, office space, spa, fitness facility, and a pool, according to development plans and renderings provided by Connect Real Estate.

34°
WATCH



Courtesy: Connect Real Estate

The project has received $11 million in funding through the Ohio Department of Development, including $2 million Historic Preservation Tax Credit awarded on June 25th. The developers also received $8 million through the Transformational Mixed-Use Development Program and $1 million Brownfield Remediation Program Cleanup Grant.

“We are taking what is currently vacant property that has been blighted and underused for the community for a generation, and we are repositioning it as an active commercial center for the community,” Lamb said.

The water facility portion of the project should be completed by 2027, Lamb said.

Additional plans redevelop the nearby grain silos to create about 200 hundred additional apartments, a restaurant, event space, bar and arcade, outdoor gathering areas, along with a multi-use trail connecting to the greater trail network in the city. The development also includes 11 townhomes.

“We are repositioning it as an active commercial center for the community,” Lamb said. “This is truly a transformational project, Marysville.”

34° WATCH

residential structure.

“We stack them and connect them to the utilities,” Lamb said. “That stacking creates the apartment complex. It allows us to develop these projects at a faster rate, but also with a more sustainable approach and less of an impact on surrounding neighborhoods.”



Courtesy: Connect Real Estate

The entire project is expected to be completed as early as 2029.

Marysville City Manager Terry Emery said the redevelopment is a fantastic opportunity.

“It’s not often you get an opportunity to redevelop 17 acres in your uptown area,” Emery said. “It's something that's all coming together at the same time, and we're really excited about that.”

Emery said he’s seen positive changes in the existing uptown business sector since he first came to the city in 2011, and he expected the added residential units would help further support the current uptown area.

34° WATCH

incorporated in this project is going to go a long way toward helping that."

ABC 6/FOX 28 asked Emery about concerns that the city is growing too quickly.

He said the city has rejected multiple proposed projects that aren't in its best interest.

"We're saying no to a lot of things," Emery said. "We're being very extremely selective right now, and we can afford to be that way."

Emery said the city has grown roughly 1%-2.5% annually over the last 14 years, which he described as manageable.

READ THE COMMENTS (1)

"Our interest is always to keep Marysville's small-town charm, and we'll continue to do that," he said.

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The Columbus Dispatch

REAL-ESTATE

Transformational Marysville historic preservation project to proceed with state help



Jim Weiker
Columbus Dispatch

June 26, 2025 | Updated June 27, 2025, 10:04 a.m. ET

Work is schedule to start next week on a major historic development project in Marysville, now that the project received state help.

The project, a $90-million transformation of the Marysville Light & Water Company plant and Heritage Grain Silos, on opposite sides of North Main Street north of downtown Marysville, was among 39 Ohio developments to receive state Historic Preservation Tax Credits on Wednesday, June 25.

The tax credits will allow the project to immediately proceed, said Brad DeHays, founder of the project's developer, Connect Real Estate.

"This is the last piece," DeHays said. "We just greenlit the brownfield work to start next week. It's a big day for that project."

The state Ohio Department of Development awarded $2 million in historic tax credits to the "Water and Light District" portion of the project, on 17 acres on the west side of North Main Street. The $22-million complex will include co-working offices, a spa, fitness center, pool and a 72-unit apartment building.

USA TODAY Shopping: Shop sales in tech, home, fashion, beauty & more curated by our editors.

DeHays said he expected cleanup work to take four to six months on the site, and construction to begin late this year or early next year.

The sister project, called The Silos, which includes land on the east side of North Main Street, will feature about 200 new apartments, a retail portion called The Local Duck, a gaming facility and restaurants, said DeHays.

The total development was also awarded $8 million in state Transformational Mixed-Use Development tax credits.

The Marysville project was the only central Ohio project approved in this round of the tax credits, which totaled $66 million.

“Many of the structures that will be renovated through this program are currently vacant and underused, but they all hold so much potential,” Lt. Gov. Jim Tressel said in a news release.

“As these buildings are turned into homes, businesses, offices, and manufacturing facilities, these sites will most certainly spark additional investment and revitalization in the surrounding areas.”

State legislators have debated continuing the historic preservation tax credit program during this summer's budget talks.

A change in the state's two-year budget would give lawmakers more control over the program. Legislators increased the annual cap on the program to $75 million, up from the current $60 million but less than the $120 million Gov. Mike DeWine proposed.

After mid-2027, the credit would need lawmakers' approval to continue.

Jessie Balmert, a reporter for the USA TODAY Network Ohio Bureau, contributed to this report

Real estate and Development Reporter Jim Weiker can be reached at jweiker@dispatch.com and at 614-284-3697. Follow him @JimWeiker

UNION COUNTY HUMAN SERVICES

Department of Job and Family Services
Senior Services
Union County Agency Transportation Service (UCATS)

940 London Ave., Suite 1800
Marysville, Ohio 43040

P 937.644.1010
F 937.644.8700

February 20, 2026

Ohio Housing Finance Agency
2600 Corporate Exchange Drive, Suite 300
Columbus, OH 43231

Re: Supportive Services Plan for Marysville Creekside

To Whom It May Concern:

Union County Human Services, which includes the Union County Department of Job and Family Services, commits to providing voluntary supportive services to residents of the proposed 54-unit, 3-story age 55+ apartment community.

Specific Services

Union County Human Services will:

- Work with the development to coordinate services including cash, food, housing and medical aid to low-income individuals across an age spectrum.
- Assist with Medicare needs for qualifying individuals.
- Aid in coordination of transportation support to appointments and community resources via UCATS (Union County Agency Transportation Service), along with referrals and linkages to additional wellness, social, and community supports (e.g., meals, utilities assistance, personal care, and other programs as eligible).

Services are voluntary, resident-focused, accessible to all eligible individuals, and usually provided at no cost to tenants.

Service Provider and History

Union County Human Services administers senior and community support programs in Union County to promote independence and access to needed resources. This includes overseeing UCATS for transportation (primarily for residents age 60+ and for non-emergency medical transportation for eligible residents), connecting individuals to Medicare counseling via OSHIIP-certified staff, coordinating referrals for medical care, assisted housing options (e.g., referrals to PASSPORT waiver programs), and linking to community resources funded by Title III grants, the Senior Services Sales Tax Levy, and partnerships. Union County Human Services collaborates with local agencies, senior centers, and health

UNION COUNTY HUMAN SERVICES

Department of Job and Family Services
Senior Services
Union County Agency Transportation Service (UCATS)

940 London Ave., Suite 1800
Marysville, Ohio 43040

P 937.644.1010
F 937.644.8700

providers to deliver these supports. This experience positions us well to partner with the development team in serving the 55+ community.

Respectfully,

Sue Ware
Director

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

Bill Narducci, County Administrator
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

February 24, 2026

Director of Multifamily Housing
Ohio Housing Finance Agency
2600 Corporate Exchange Drive, Suite 300
Columbus, OH 43231

RE: Marysville Creekside

To Whom it May Concern,

Please accept this letter of support for Marysville Creekside to be considered in the current 9% Low-Income Housing Tax Credit round, including the Community Impact Strategic Initiative, administered by the Ohio Housing Finance Agency.

Marysville Creekside is a proposed 54-unit, new construction senior housing development located on the western portion of Parcel No. 2900051640000 (409 N. Main Street, Marysville, Ohio, within Paris Township). The development will serve residents age 55 and older, with incomes up to 60% of Area Median Income (AMI) and directly addresses the documented need for affordable senior housing in the community. The City of Marysville's 2018 Comprehensive Plan specifically notes an emphasis on senior and multi-family housing (p. 18) and identifies senior citizens as the second highest group projected to need additional housing over the next ten years, representing 36.7% of survey responses (p. 19).

The project also aligns with the City of Marysville's 2018 Comprehensive Plan for the redevelopment of the Water Treatment Plant / North Main Street area. As noted on page 68 of the plan, "The interior of the site, along Mill Creek, is an opportunity to add residential capacity," which is exactly the intent of this development.

Marysville Creekside is part of a larger redevelopment effort known as the Marysville Power and Light District and the Silos. Connect has worked closely with Union County to move the $90 million development forward. To date this project has received multiple State of Ohio awards, including an $8 million Transformational Mixed-Use Development award. The City and County have established a Community Reinvestment Area (CRA) for the site and Connect has secured a $1.1 million brownfield grant to remediate and redevelop an underutilized site at the north end of downtown Marysville. Further, the Marysville School District approved a 30-year TIF to aid in the redevelopment of the project.

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

Bill Narducci, County Administrator
Mallory Lehman, Clerk to the Board

UNION COUNTY COMMISSIONERS
grow with us.

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

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

The project has the support of the City of Marysville and Union County and is consistent with local housing and reinvestment priorities, including those focused on workforce demand creation and in-housing needs. We strongly support this application and encourage OHFA's favorable consideration.

Sincerely,

Bill Narducci

Bill Narducci

Union County Administrator

CITY OF marysville
where the grass is greener

February 23, 2026

Director of Multifamily Housing
Ohio Housing Finance Agency
2600 Corporate Exchange Drive, Suite 300
Columbus, OH 43231

RE: Marysville Creekside

To Whom it May Concern,

Please accept this letter of support for Marysville Creekside to be considered in the current 9% Low-Income Housing Tax Credit round, including the Community Impact Strategic Initiative, administered by the Ohio Housing Finance Agency.

Marysville Creekside is a proposed 54-unit, new-construction senior housing development located on the western portion of Parcel No. 2900051640000 (409 N. Main Street, Marysville, Ohio, within Paris Township). The development will serve residents age 55 and older, with incomes up to 60% of Area Median Income (AMI), and directly addresses the documented need for affordable senior housing in the community. The City of Marysville's 2018 Comprehensive Plan specifically notes an emphasis on senior and multi-family housing (p. 18) and identifies senior citizens as the second highest group projected to need additional housing over the next ten years, representing 36.7% of survey responses (p. 19).

The project also aligns with the City of Marysville's 2018 Comprehensive Plan for the redevelopment of the Water Treatment Plant / North Main Street area. As noted on page 68 of the plan, "The interior of the site, along Mill Creek, is an opportunity to add residential capacity," which is exactly the intent of this development.

Marysville Creekside is part of a larger redevelopment effort known as the Marysville Power and Light District and the Silos. Connect has worked closely with the City of Marysville to move the $90 million development forward. To date this project has received multiple State of Ohio awards, including an $8 million Transformational Mixed-Use Development award. The City and County have established a Community Reinvestment Area (CRA) for the site and Connect has secured a $1.1 million brownfield grant to remediate and redevelop an underutilized site at the north end of downtown Marysville. Further, the Marysville School District approved a 30-year TIF to aid in the redevelopment of the project.

The project has the support of the City of Marysville and Union County and is consistent with local housing and reinvestment priorities, including those focused on workforce demand creation and in-housing needs. We strongly support this application and encourage OHFA's favorable consideration.

Sincerely,

Terry Emery
City Manager

CITY OF marysville
where the grass is greener

February 23, 2026

Bob@connect-ohio.com
Bob Lamb
577 W. Nationwide Blvd., STE 600
Columbus, OH 43215

RE: Parcel No. 2900051640000 (the "Property")

Dear Mr. Lamb,

According to the City of Marysville's official zoning map, Parcel No. 2900051640000 (the "Property") is zoned Planned Unit Development ("PUD").

Under the Marysville Code of Ordinances, Chapter 1135, the PUD district is intended to allow coordinated, flexible development that may include a mix of compatible land uses and housing types consistent with an approved Development Plan. Development within a PUD is governed by the specific plan and supporting documentation adopted by City Council and is subject to applicable City review and approval procedures.

Based on this zoning designation, the current PUD classification is intended to permit residential development and is consistent with the proposed development of the Marysville Creekside, subject to compliance with the approved PUD Development Plan and all applicable City of Marysville requirements.

Respectfully,

Terry Emery
City Manager

NEW BUSINESS

Application 2

Alternative Energy - EV Charging Stations and Appendix - Glossary of Terms

April 7, 2026

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 Chapter 1139 and to Appendix - Glossary of Terms.

Project History:

The code section listed above relates to the new proposed requirements for Electrical Vehicle charging stations. Members of the Fire Department requested zoning code requirements to allow for a greater oversight of electrical vehicle charging implementation as more requests for the technology are made within developments.

Proposed Text Amendment:

The amendment to Chapter 1139 would introduce standards for electric vehicle charging stations to mitigate risk through location requirements, separation distances, emergency shutdowns, and more. Additionally, amendments to the Glossary of Terms are proposed to clarify terms used within the Chapter 1139 amendments. Reference “Exhibit A” for the proposed code requirements and Glossary of Terms.

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

Chapter 1139 - Alternative Energy

1139.10 - Electric Vehicle Charging

The purpose of this section is to provide minimum standards for the installation of electric vehicle charging stations in order to mitigate the risk associated with charging stations located in enclosed or partially enclosed parking structures.

a. **Prohibited Locations.** Electric vehicle charging stations shall be prohibited in the following locations:
    1. Below grade, or partially below grade, defined as not having at least 3 open sides at grade level.
    2. In any open or enclosed public or private parking garage that does not have an automatic sprinkler system installed throughout in accordance with the Ohio Fire Code and the Ohio Building Code;
    3. Under any multi-family residential building that is of Type 3 or Type 5 construction, as defined by the Ohio Building Code.

b. **Impact Protection**
    1. To prevent accidental damage to charging equipment, all Electric Vehicle Charging Stations shall be protected in accordance with Ohio Fire Code Section 312; Vehicle Impact Protection: 312.2 Posts
    2. Guard posts shall comply with all of the following requirements:
        A. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled.
        B. Spaced not more than 4 feet (1219 mm) between posts on center.
        C. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
        D. Set with the top of the posts not less than 3 feet (914 mm) above ground.
        E. Located not less than 3 feet (914 mm) from the protected object

c. **Separation Distances**
    1. Electric Vehicle Charging Stations shall be separated from flammable liquid storage and dispensing areas according to the following:
        A. Not less than Forty (40) feet from dispensing devices for flammable liquids;
        B. Not less than Thirty (30) feet from fill connections for above/below ground storage tanks;
        C. Not less than Twenty-five (25) feet from vent piping for above/below ground storage tanks and combustible liquids.

d. **Emergency Shutdown and Disconnect Requirements.** In order to provide first responders a way to safely isolate power in an emergency, one or more of the following shall be provided:

    1. All Electric Vehicle Charging Stations shall have at least one electrical disconnect switch in a location approved by the Fire Code Official that is readily accessible to emergency first responders.
    2. Electrical Vehicle Charging Stations shall, at the discretion of the Fire Code Official, provide an emergency shutdown device in a location approved by the Fire Code Official that is readily accessible to emergency first responders.

e. **Location of Electrical Disconnect Switches.** Electric Vehicle Charging Station electrical disconnect switches may serve more than one electric vehicle but shall be located no less than twenty (20) feet and not more than fifty (50) feet from each Electrical Vehicle Charging Station that it services. The Manual safety disconnect switches must be installed in a conspicuous location that is readily accessible to emergency first responders.

f. **Shutdown of All Electric Vehicle Charging Stations** The use or activation of any emergency shutdown device or electrical disconnect switch that services an Electric Vehicle Charging Station shall de-energize all Electrical Vehicle Charging Station equipment in the Bank of Electric Vehicle Charging Stations.

g. **Clear Signage.** In order for emergency first responders to easily and readily locate critical safety systems, all electrical vehicle charging station emergency shut down devices and electrical disconnect switches shall be provided with adequate signage. Such signs shall clearly state “Emergency Shutdown Device” or “Electrical Disconnect Switch” in block letters on a contrasting background. Such signs shall be in a location as approved by the Fire Code Official and made of weather resistant material no smaller than 10 inches wide by 12 inches long.

Appendix - Glossary of Terms

FIRE CODE OFFICIAL means the state fire marshal, assistant state fire marshal, fire chief of a fire department or other designated authority charged with the administration and enforcement of the code, including a certified fire safety inspector acting within that inspector's jurisdiction or a duly authorized representative.

ELECTRICAL DISCONNECT SWITCH means an electrical disconnect switch (or safety switch) is a crucial device used to isolate electrical circuits and machinery from their power source, enabling safe maintenance, emergency shutdowns, and fault protection.