Planning Commission

Meeting Date

08/04/2026

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Response Submission Packet
Date: 07/28/2026

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LEGAL NOTICE

AGENDA

MEETING MINUTES

Meeting: 07/07/2026

NEW BUSINESS

Application 1: ADU Conditional Use Application - 13944 Southard Rd

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on August 4, 2026 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Conditional Use application to permit an Accessory Dwelling Unit (ADU) located at 13944 Southard Rd in the Single-Family Residential district.

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

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

PLANNING COMMISSION BOARD AGENDA
Tuesday, August 4, 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

Cody Hatten

APPROVAL OF MINUTES:

July 7, 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).

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Conditional Use application to permit an Accessory Dwelling Unit (ADU) located at 13944 Southard Rd in the Single-Family Residential district.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

Cody Hatten

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission
07/07/2026

PLANNING COMMISSION MEETING MINUTES
July 7, 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 Chairman Nickoson at 6:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT: Chad Wolniewicz, Robert Stillion, Bret Ingle, Matt Fisher, Victor Muchiri, Michael Nickoson and Cody Hatten.

CITY ADMINISTRATION PRESENT: *Planning and Development Manager* Ashley Gaver and *Planner I* Katherine Rolnicki.

ADDITIONAL PERSONS PRESENT: Annie Richardson, Mike Reed, Jacob Wentz, Dick Roggenkamp, Aaron Underhill, Bart Barok, Ansley Watkins, Lynn Miller, Chie Matthews, Randy Lyons, Greg Chillog, Mary Clemans, Michele Nicodemus, Gail Jenkins, Doug Jenkins, Sue Devine, Amber Darst and Ray Merrill.

APPROVAL OF MINUTES: Commissioner Hatten moved to approve the June 2, 2026 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:

1. **To hear an Application for a Preliminary Plat for a +/- 44.49 acre residential development, Trotters Gate Subarea C, located at Parcel Numbers 2900090020020, 2900090021000, and 2900090020010 as part of the Marysville North Planned Unit Development:** Bart Barok reviewed the application as it was provided in the meeting packet.

   Commissioner Comments: Chairman Nickoson said regarding the trees and landscaping, given the desire is to not completely block one home from another and there will be clusters of landscaping, he wants to make sure that doesn't result in one home have five trees along their property line and another not having any. More trees would be his suggestion. Commissioner Stillion said given about 190 homes are planned, the playgrounds shown do not seem to meet the scale that will be required. Mr. Barok spoke to rear loaded homes and the various stages of life that people moving into the homes will be in, and said as a result, they feel the playground options are adequate. Chairman

Nickoson disagreed, and said the rear loaded homes are another reason why additional playground options are being requested, because those homes will have smaller yards. Mr. Barok said they can continue to look at options with City Staff. Regarding the trees, Mr. Barok said it is a balance of adding trees versus having open space to throw the football, play a baseball game, etc. Commissioner Muchiri asked about the bump outs and why those traffic calming measures were chosen opposed to other options. It was explained that the bump outs restrict the width to drive and naturally slow drivers down. It has been shown that with regard to stop signs and speed bumps, they actually have the opposite effect, as drivers tend to speed up because they were forced to stop. The effect of slowing traffic down with bump outs is similar to roundabouts, drivers naturally slow down, and feel less of an urge to significantly increase their speed after a stop sign or speed bump since they weren't forced to come to a complete stop. Commissioner Hatten asked if there are any concerns with emergency vehicles and their ability to maneuver the roadway. It was explained that no, the bump outs will still follow code requirements.

Citizen Comments: None.

Commissioner Wolniewicz moved to approve the preliminary plat, and the question put, stood:

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

Vote 7-0; Motion carried.

Next step: The applicant will begin final engineering. Once approved, the applicant will submit Final Plats.

2. **To hear an application for amendments to the Marysville East Planned Unit Development (PUD) and to include two recently annexed parcels to the manufacturing/innovation district portion of the PUD for properties located at Parcel Numbers 2800170460000 and 1100120020030:** Manager Gaver explained that there are currently five separate sections (PUDs) for Marysville East. This application will bring all of the separate sections into one PUD. All previous sections have been approved by Planning Commission and City Council. Two additional parcels that were recently annexed will also be added to the PUD. Aaron Underhill of Underhill and Hodge explained the application as it was provided in the meeting packet. All of the conditions listed in the Staff Report are acceptable to us. Manager Gaver added that a few of the maps will be updated by the applicant for clarity moving forward.

   Commissioner Comments: Chairman Nickoson explained some of the changes as outlined in the meeting packet, which was also explained by Annie Richardson, Development Manager of the Marysville Land Company. Commissioner Ingle asked for clarification regarding the two recent annexations which were not clear in the meeting packet, this was explained by Dick Roggenkamp, Managing Director, Real Estate, of the Marysville Land Company.

   Citizen Comments: Amber Darst thanked the Marysville Land Company and Manager Gaver for taking comments and concerns of neighbors into consideration and for working with them.

   Doug Jenkins spoke to the following specific areas of concern from the meeting packet. Page 19 references the elimination of setbacks, he asked for examples of when that may happen. Exhibit 2.3 regarding the parking setback and the trails along Watkins Road, he asked if there can be trails near Buxton Meadows. Regarding Exhibit 2.4, he asked if Watkins Road will end or continue. Further, he said that Exhibit 2.6 seems to have changes from previous versions. Additionally, from a water standpoint, he asked about the drainage ditch south of Buxton Meadows, which already experiences

flooding problems. Regarding barriers and mounding, he asked when in the development process they will be built to understand if the buffers will be in place to assist with decreasing the construction noise. Lastly, he said the 2018 Comprehensive Plan was mentioned and he thought that has been replaced by the Vision Plan. Since no ground has been broken, he wants to make sure that development occurs according to the Vision Plan, not the Comprehensive Plan.

Response to Citizen Comments: Mr. Underhill said the setback provision is in all non-residential areas and the intent is that if additional properties are annexed, having this provision will make it so that we do not have to go back and get a variance. If there is an annexation that is similarly zoned, the perimeter boundary goes away and a new perimeter boundary is created. Regarding drainage, under Ohio law, development cannot negatively impact drainage to other properties, proper engineering will be in place to ensure that doesn't happen, and the City's engineering staff will ensure that happens. Ms. Richardson spoke to the conceptual designs in the exhibits and said nothing is finalized at this time. Chairman Nickoson added that Watkins Road will remain. Mr. Roggenkamp said regarding the mounding and the timing, they are still working through the construction schedule. He said he wants to manage expectations and be clear that this will be a construction zone for a while, there is no way around that. Certain things can only be planted in the spring or fall. Some activity may start yet this fall, while other may have to wait until the spring. Manager Gaver said the Comprehensive Plan is being updated at this time and will be utilized in the future, along with the Vision Plan. Regarding the trails, Mr. Roggenkamp said that is still conceptual at this time. He knows the City has a big interest in connectivity. If connecting to Buxton Meadows is something that is desired by the City and the residents at Buxton Meadows, they can make that happen. He doesn't see that as a developer decision.

Commissioner Stillion moved to approve the preliminary plat, and the question put, stood:

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

Vote 7-0; Motion carried.

Next step: Submit to City Council in the form of an Ordinance.

DISCUSSION ITEMS: Manager Gaver said that applications to participate in the Comprehensive Plan update were due today. We will be working with the consultant to review the applications and create a committee. The first committee meeting is set for July 29th.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that during the June 10th Design Review Board Meeting, the architecture for one Exterior Plan/ Landscape Plan was approved for Chipotle, with the signage tabled to a future meeting. There was a condition with the approval that they will work with City Staff for a mural on the side of the building. Another application for an Exterior Plan/ Landscape Plan was tabled to a future meeting.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Stillion said it was great to see an audience during the meeting and people being engaged in the process. Commissioner Ingle said there were two large projects discussed tonight, and they went smoothly because of the engagement between developers, residents and City Staff. Chairman Nickoson said we have heard a lot of voices regarding these projects and it is good to see general consensus. People coming to meetings and speaking up makes a difference.

ADJOURN: There being no further business to bring before the Commission, Commissioner Stillion moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:21 p.m.

NEW BUSINESS

Application 1

Accessory Dwelling Unit
Conditional Use -
13944 Southard Road

August 4, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Conditional Use Permit - ADU

CONDITIONAL USE

To hear an application for a Conditional Use application to permit an Accessory Dwelling Unit (ADU) located at 13944 Southard Rd in the Single-Family Residential district.

Applicant: Eric Flewelling
13944 Southard Rd
Marysville, OH 43040

Owner: Eric Flewelling
13944 Southard Rd
Marysville, OH 43040

LOCATION

Parcel 2900300300000 located at 13944 Southard Road. Existing property surrounding the subject property are as follows:

- North: Single-Family Residential District (SRD)
- East: Single-Family Residential District (SRD)
- South: Single-Family Residential District (SRD)
- West: Local Business District (B-2), Paris Twp

AERIAL



Accessory Uses in the Single-Family Residential District per Section 1123.19 d.) are as follows:

(d) Accessory Dwelling Units (ADUs) in SRD, VRD, ARD, UT and USF. Accessory dwelling units must be located, developed and operated in compliance with the following development standards:

i. **All ADUs shall require a Conditional Use Permit** through an application to the Planning Commission.

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 Section 1123.19 and appears in Chapter 1123 for the applicable zoning district or overlay.**

Applicant Response: Yes.

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

Applicant Response: The applicant's property exists within the city of Marysville limits, and in an SRD zone. This property and existing structures were annexed into the city in 1998, and changed from an R-1 to SRD zone in November 2020.

The property is 239' wide by ~215' deep and has a home near the road, along with a small shed, and the existing outbuilding. The overall characteristics of the property are in line with an ARD with the property being greater than one acre, having a width greater than 150' and impermeable area under 30%.

In addition to the city's comprehensive plan – the history of the property and the area harmonize with the proposed structure. Many subdivisions in the area are built on farms that were split into various small plots for building neighborhoods. In this case Mr. Boerger owned the farm that became the Hickory Run subdivision. His property consisted of a foursquare style home, a teardrop shaped driveway, a chicken barn, and a large agricultural barn.

(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: From a design standpoint the barn will be immediately recognizable as a barn, while providing the permanency and utility of a garage – something this property currently lacks. There will be two major openings on the road facing side of the barn (Fig. 5) along with windows and doors appropriate for occupancy. An appropriate feeling for a longstanding farmhouse.

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

Applicant Response: Due to the appropriate setbacks, and the large, dense foliage between all neighboring homes, no hazards or risks exist regarding disturbing future use on those properties. Grading will be performed after completion to ensure drainage is improved. No existing trees will be removed or damaged to complete this proposed building.

(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: This property is served by city water and sewer, along with URE. Electric will utilize existing panels on the property, and the property owner will work with the city of Marysville to establish ADU water and sewer connections. A fire hydrant is on the property and refuse and school services will be shared with the existing home. These services are already in place by the community and the use of them will provide no additional economic impact to the community.

(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: A fire hydrant is on the property and refuse and school services will be shared with the existing home. These services are already in place by the community and the use of them will provide no additional economic impact to the community.

(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 activities, processes, materials, equipment, or operations occurring on site will cause excessive traffic, noise, smoke, fumes, or odors.

(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: The existing driveways will be utilized providing appropriate access to Southard Road – and the 44' x 66' concrete pad provides ample parking.

STAFF COMMENTS

If approved, the applicant shall submit to the Design Review Board and comply with the Accessory Dwelling Unit Development Standards in Section 1123.19 d).

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.

13944 Southard Road
Request for Conditional Use

Eric Flewelling

July 6, 2026

The applicants property exists within the city of Marysville limits, and in an SRD zone. This property and existing structures were annexed into the city in 1998, and changed from an R-1 to SRD zone in November 2020. The requested 1,820 sq ft detached garage would serve to replace an existing 1,200 sq ft nonconforming pole barn (built 1980). Both the existing and the new building are outside the range of new accessory builds within an SRD in Marysville.

The property (Figure 1) is 239' wide by ~215' deep and has a home near the road, along with a small shed, and the existing outbuilding. The overall characteristics of the property are in line with an ARD with the property being greater than one acre, having a width greater than 150' and impermeable area under 30%.

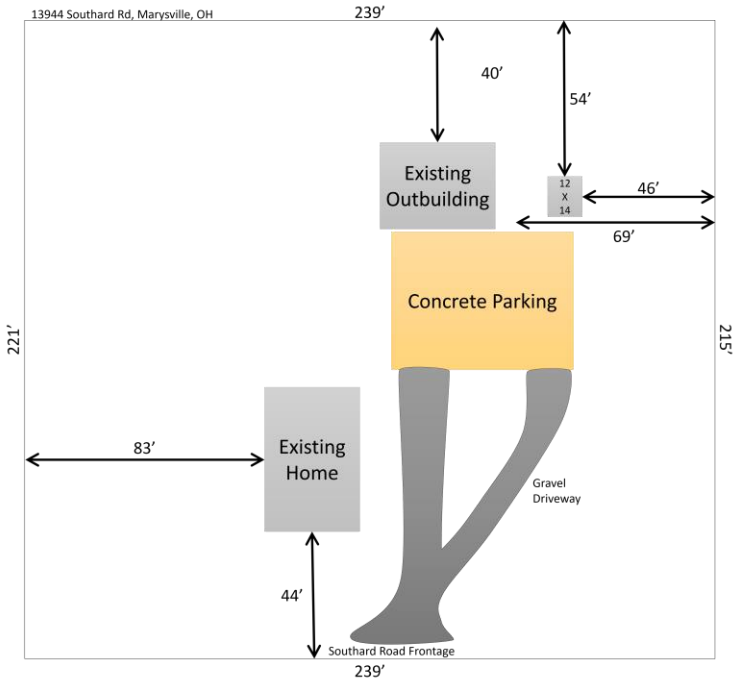


Fig. 1: Existing Property Layout

In addition to the city's comprehensive plan – the history of the property and the area harmonize with the proposed structure. Many subdivisions in the area are built on farms that were split into various small plots for building neighborhoods. In this case Mr. Boerger owned the farm (Fig. 2) that became the Hickory Run subdivision. His property consisted of a foursquare style home, a teardrop shaped driveway, a chicken barn, and a large agricultural barn (Fig. 3).

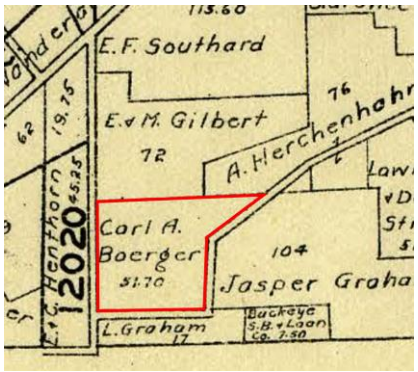


Fig. 2: Plot circa 1928



Fig. 3: Aerial Photo 1969

The historical barns were demolished and in 1980 a 30x40 pole barn was erected and the concrete pad was poured for parking and basketball. This pole barn is now in need of replacement. The proposed replacement is a two story 30'x42' with an enclosed 14'x40' lean-to. The location will be set back 5' to avoid footers and to improve water management while maintaining a >20' setback from the rear property line.

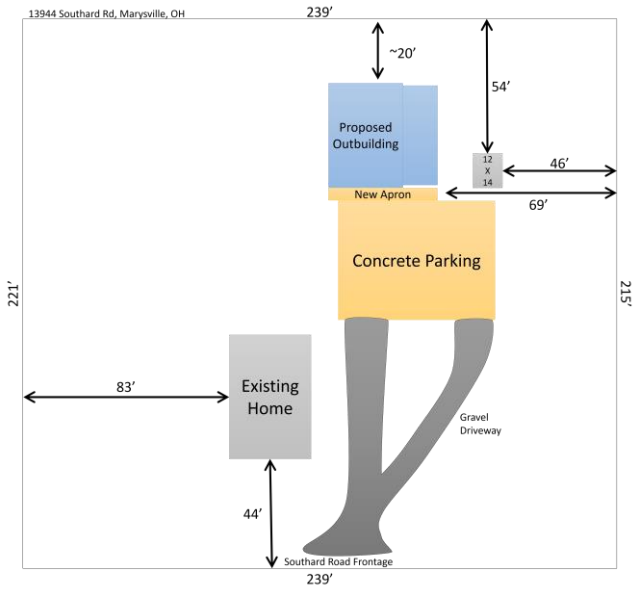


Fig. 4: Proposed Property Layout

From a design standpoint the barn will be immediately recognizable as a barn, while providing the permanency and utility of a garage – something this property currently lacks. There will be two major openings on the road facing side of the barn (Fig. 5) along with windows and doors appropriate for occupancy. An appropriate feeling for a longstanding farmhouse.



Fig. 5: Front Elevation

Due to the appropriate setbacks, and the large, dense foliage between all neighboring homes, no hazards or risks exist regarding disturbing future use on those properties. Grading will be performed after completion to ensure drainage is improved. No existing trees will be removed or damaged to complete this proposed building.

This property is served by city water and sewer, along with URE. Electric will utilize existing panels on the property, and the property owner will work with the city of Marysville to establish ADU water and sewer connections. A fire hydrant is on the property and refuse and school services will be shared with the existing home. These services are already in place by the community and the use of them will provide no additional economic impact to the community.

No activities processes, materials, equipment, or operations occurring on site will cause excessive traffic, noise, smoke, fumes, or odors.

The existing driveways will be utilized providing appropriate access to Southard Road – and the 44' x 66' concrete pad provides ample parking.



Fig. 6: West Elevation

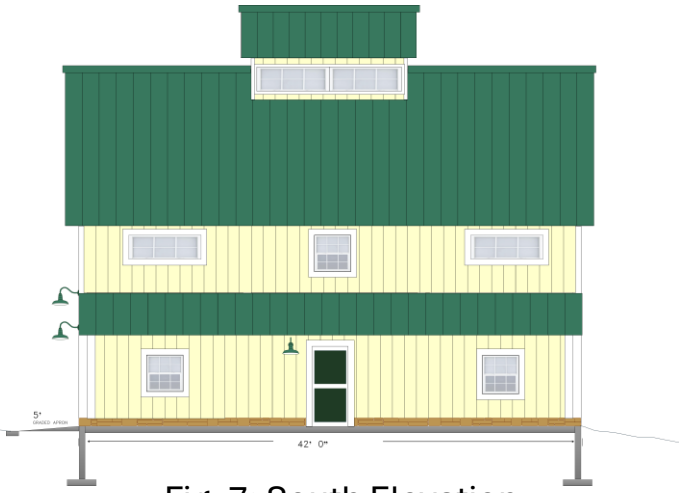


Fig. 7: South Elevation

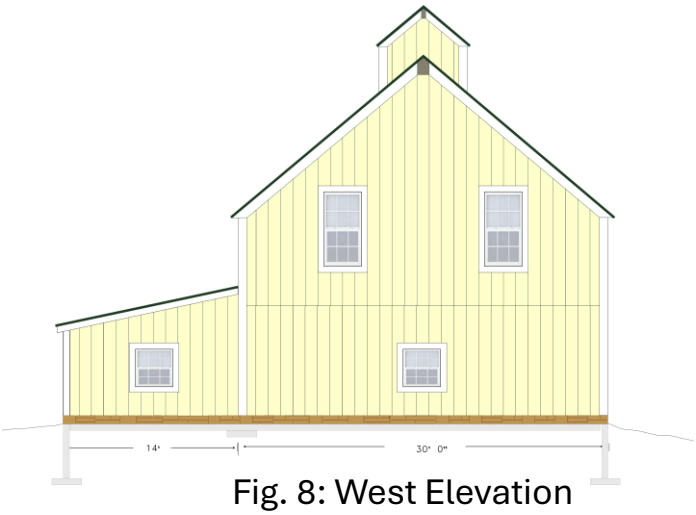


Fig. 8: West Elevation

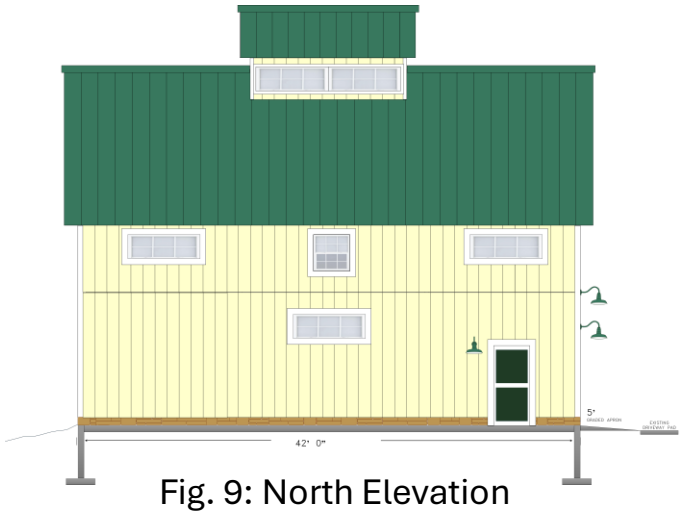


Fig. 9: North Elevation