Planning Commission

Meeting Date
09/01/2026

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Response Submission Packet
Date: 08/25/2026

Table of Contents

LEGAL NOTICE

AGENDA

MEETING MINUTES

Meeting: 08/04/2026

NEW BUSINESS

Application 1: Final Plat - Amrine Meadows Sec 2 Part 3B

Application 2: Final Plat - Skybrook Sec 3 Part 2

Application 3: Final Plat - Skybrook Sec 4 Part 1

Application 4: Sketch Plan- Golf Village at Timberview
(Application has been withdrawn)

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on September 1, 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 Final Plat for Amrine Meadows Section 2, Part 3B located along State Route 31 and Amrine Woods Road and Zoned as Suburban Residential District (SRD).
2. To hear an application for a Final Plat for Skybrook Section 3 Part 2 located along State Route 36 and Philip Herre Road and zoned as Suburban Residential District (SRD).
3. To hear an application for a Final Plat for Skybrook Section 4 Part 1 located along State Route 36 and Philip Herre Road and zoned as Suburban Residential District (SRD).
4. ~~To hear an Application for a Sketch Plan for a +/- 6.43 acres subdivision known as Golf Village at Timberview, located at Parcel Numbers 2900190321000, 2900190322000, 2900190322010, 2900190322030, 2900190324000, 2900190325000, 2900190326000~~. (Application has been withdrawn from the September Planning Commission Meeting per applicant's request)

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 1, 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:

August 4, 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:

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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
08/04/2026

PLANNING COMMISSION MEETING MINUTES
August 4, 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, Matt Fisher, Victor Muchiri, Michael Nickoson and Cody Hatten. Bret Ingle excused.

CITY ADMINISTRATION PRESENT: *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: Christine Walchuk, Joseph DeLude, Lesley Phillips, Eric Flewelling.

APPROVAL OF MINUTES: Commissioner Fisher moved to approve the July 7, 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: Lesley Phillips said that he wanted to introduce himself to the Commission.

REPORT OF ADMINISTRATION: None.

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.:** Eric Flewelling said he bought this property in 2020, which had been neglected since about 1999. He said they have slowly been working to make improvements to the property, and now we wish to address the existing barn, which is currently an eyesore. He spoke to structural concerns of the barn in its current state. They plan to construct an ADU to accommodate a family member. He spoke to the application as it was provided in the meeting packet.

   Commissioner Comments: Chairman Nickoson explained that what is being contemplated with this application is whether an Accessory Dwelling Unit is appropriate for this property. While we were provided the renderings, that will not be contemplated until next week, when the application will be presented to the Design Review Board for architecture, design, etc. Commissioner Wolniewicz asked if the structure will be on a slab and about the framing. Mr. Flewelling said it will be on a slab and explained that it will have a modified post frame, the builder from Vermont utilizes a hybrid method

with timber and stick framing. All studs will be at a 45-degree angle, which will provide the structure needed.

Citizen Comments: Christine Walchuk, a neighbor said she commends Mr. Flewelling for a thorough process and design. However, she is concerned with how the new structure would fit in with the surrounding properties, and spoke to concern that the structure will be taller than the home on the property. The size and height may not fit in with the neighborhood. While it looks nice, the size and height are concerning for the precedent it may set.

Response to Citizen Comments: Planning Officer Beard they have discussed if this would fit the definition of a non-conforming use instead of a conditional use, which would require a variance since the existing structure is being torn down. The way our process works, Planning Commission is first, then Design Review Board and then Board of Zoning Appeals. The size of the ADU does meet the size requirements. The accessory building itself will require the variance. Regarding the height, it does meet the requirements for the median height, however, the actual very top height can be a topic for the Design Review Board which contemplates the design, not the use. Further, Chairman Nickoson said that the Design Review Board will address the variance. While there are many steps, it is good that one board doesn't decide everything.

Kathy Young said that the rules for ADUs do not mention lot size. Planning Officer Beard said that is correct, as long as setbacks are met, one ADU is allowed per parcel, size of the parcel isn't a part of the requirements.

Commissioner Stillion moved to approve the Conditional Use Application, and the question put, stood:

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

Vote 6-0; Motion carried.

Next step: The application shall be reviewed by the Design Review Board.

DISCUSSION ITEMS: None.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that during the July 15th Design Review Board Meeting, there were six applications, one withdrew and the remaining five were approved, four with conditions.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Nickoson said that he noticed while walking in Adena Pointe how terrible a mailbox location looked. It is a small, narrow space that was never properly sodded or seeded. He realized that isn't something the Planning Commission discusses. While HOAs typically maintain, them, some developers may have never followed through in the first place. Planning Officer Beard said from a zoning perspective, they review final compliance on individual homes but not on shared spaces. He said he is not sure if the county has any requirements, but this is something that we will look into for the future.

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 6:56 p.m.

NEW BUSINESS

Application 1

Final Plat - Amrine
Meadows Section 2
Part 3B

September 1, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Final Plat – Amrine Meadows Section 2 Phase 3B

SKETCH PLAN

To hear an application for a Final Plat for Amrine Meadows Section 2, Part 3B located along State Route 31 and Amrine Woods Road and Zoned as Suburban Residential District (SRD).

Applicant: Alex Benson
CESO Inc.
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231

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

PROJECT HISTORY

The preliminary plat for Amrine Meadows was approved on November 1, 2021.

LOCATION

The property is located at the Southeast corner of State Route 31 and Amrine-Wood Road in the Suburban Residential District.

Surrounding property zoning districts include:
North: Paris Township
South: Planned Unit Development (PUD)
East: Planned Unit Development (PUD)
West: Planned Unit Development (PUD)

AERIAL



ENGINEERING STAFF ANALYSIS

1. Utility Easements
    a. Fifteen (15) foot utility easement flanking the right-of-way on the south side of Kabocha Street shall be revised to be twenty (20) feet, per the approved plans.

b. Fifteen (15) foot utility easement flanking the right-of-way on the east side of Durum Street shall be revised to be twenty (20) feet, per the approved plans.
c. Fifteen (15) foot utility easement flanking the right-of-way on the north side of Hubbard Road shall be revised to be twenty (20) feet, per the approved plans.

PLANNING & ZONING STAFF ANALYSIS

1. The applicant shall address the discrepancy of acreage of Lots 136 from 0.15 to 0.156 acres 137 from 0.15 to 0.18 acres, 138 from 0.15 to 0.156 acres, and 141 from 0.19 to 0.154 acres.

ADDITIONAL ITEMS

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- The Applicant shall work with City Zoning, City Engineer and County Building staff to obtain all proper reviews and permits prior to the commencement of the subject project.

STAFF COMMENTS

Staff has reviewed the application and has the following comments:

1. All engineering comments on the staff report shall be met.
2. The applicant shall address the discrepancy of acreage of Lots 136 from 0.15 to 0.156 acres 137 from 0.15 to 0.18 acres, 138 from 0.15 to 0.156 acres, and 141 from 0.19 to 0.154 acres.

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.

August 24, 2026

City of Marysville, Ohio
209 South Main Street
Marysville, Ohio 43040
Attn: Jeff Beard, Planning Officer

RE: Final Plat Review – Amrine Meadows Section 2 Phase 3B

Dear Mr. Beard:

We are in receipt of your Development Plan comments for the above-referenced project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses, along with revised Final Plat.

Engineering

1. Utility Easements
   a. ✓ Fifteen (15) foot utility easement flanking the right-of-way on the south side of Kabocha Street shall be revised to be twenty (20) feet, per the approved plans.
   Response: Revised

   b. ✓ Fifteen (15) foot utility easement flanking the right-of-way on the east side of Durum Street shall be revised to be twenty (20) feet, per the approved plans.
   Response: Revised

   c. ✓ Fifteen (15) foot utility easement flanking the right-of-way on the north side of Hubbard Road shall be revised to be twenty (20) feet, per the approved plans
   Response: Revised

Planning and Zoning

✓ 1. The applicant shall address the discrepancy of acreage of Lots 136 from 0.15 to 0.156 acres 137 from 0.15 to 0.18 acres, 138 from 0.15 to 0.156 acres, and 141 from 0.19 to 0.154 acres.
Response: A minor shift in lot lines occurred to accommodate the utility plan.

We greatly appreciate your partnership through your prompt review of these responses and for working with us.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,

Alex Benson
Project Manager
alex.benson@cesoinc.com
330.324.3343

AMRINE MEADOWS
SECTION 2, PHASE 3B

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

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

SITUATED IN VIRGINIA MILITARY SURVEY NO. 5392, CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, OHIO CONTAINING 16.284 ACRES OF LAND, MORE OR LESS, BEING ALL OF THAT 16.284 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202607140006021.

THE UNDERSIGNED, PULTE HOMES OF OHIO, LLC, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION , BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "AMRINE MEADOWS, SECTION 2, PHASE 3B", A SUBDIVISION CONTAINING LOTS NUMBERED 113-115, 130-141, 151-174, 183-189 AND RESERVES "C-2", "H-2" & "D-1" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF DURUM STREET, HUBBARD ROAD, KABOCHA STREET, AND STATE ROUTE 31.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PRIVATE UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., UNION RURAL ELECTRIC (URE), DAYTON POWER AND LIGHT, AES OHIO, FRONTIER, WINDSTREAM, CHARTER COMMUNICATIONS (TIME WARNER), WOW!, CROWN CASTLE COMMUNICATIONS, WIDE OPEN WEST, ZAYO FIBER SOLUTIONS, FIBER FARMS, ODOT DISTRICT 6 AND THE CITY OF MARYSVILLE.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

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

DEDICATION:

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

THIS _____ DAY OF _____, _____.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____

_____
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

_____

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF SAID PULTE HOMES OF OHIO, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF AMRINE MEADOWS, SECTION 2, PHASE 3B, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

_____ DAY OF _____, _____

MY COMMISSION EXPIRES _____ _____

THE RIGHT OF WAY WITHIN DURUM STREET, HUBBARD ROAD, KABOCHA STREET, AND STATE ROUTE 31 IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNION COUNTY COMMISSIONER'S JOURNAL) _____ ON THIS THE _____ DAY OF _____, 20____.

_____
PRESIDENT OF COUNCIL

ATTEST: _____
CLERK

APPROVED THIS _____ DAY OF _____, 20____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

_____
MARYSVILLE CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20____

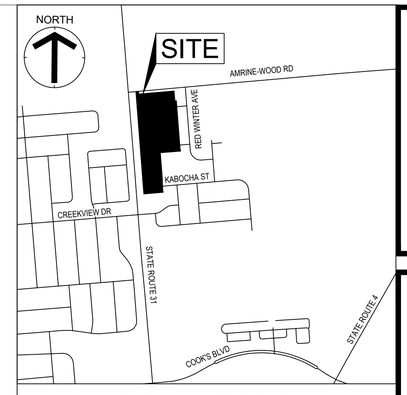
_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20____

_____
UNION COUNTY AUDITOR

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

_____
UNION COUNTY RECORDER



VICINITY MAP NOT TO SCALE

ZONING

"AMRINE MEADOWS, SECTION 2, PHASE 3B" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

SETBACKS

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

BASIS OF BEARING

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

SOURCE OF DATA

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

IRON PINS

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

PERMANENT MARKERS

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

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5392, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 5.286 ACRES IN RIGHT-OF-WAYS, 2.831 ACRES IN RESERVES, AND 8.167 ACRES IN LOTS MAKING A TOTAL OF 16.284 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF AMRINE MEADOWS, SECTION 2, PHASE 3B, AS SURVEYED DECEMBER 2024.

_____ DATE:
SEAN T. BROOKS, P.S.
OHIO P.S. NO. 8828
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
29-0009005.0000	079-00-00-020.001	16.284 ACRES

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

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (937) 435-8584
CONTACT: MATT ACKROYD

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

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

AMRINE MEADOWS
SECTION 2, PHASE 3B
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE
VIRGINIA MILITARY SURVEY NO. 5392

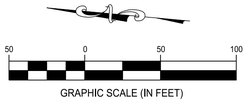
Revisions / Submissions

ID	Description	Date

Project Number:	759514
Scale:	N/A
Drawn By:	VJM
Checked By:	ALB
Date:	8/21/2026
Issue:	N/A

Drawing Title:
PLAT

1

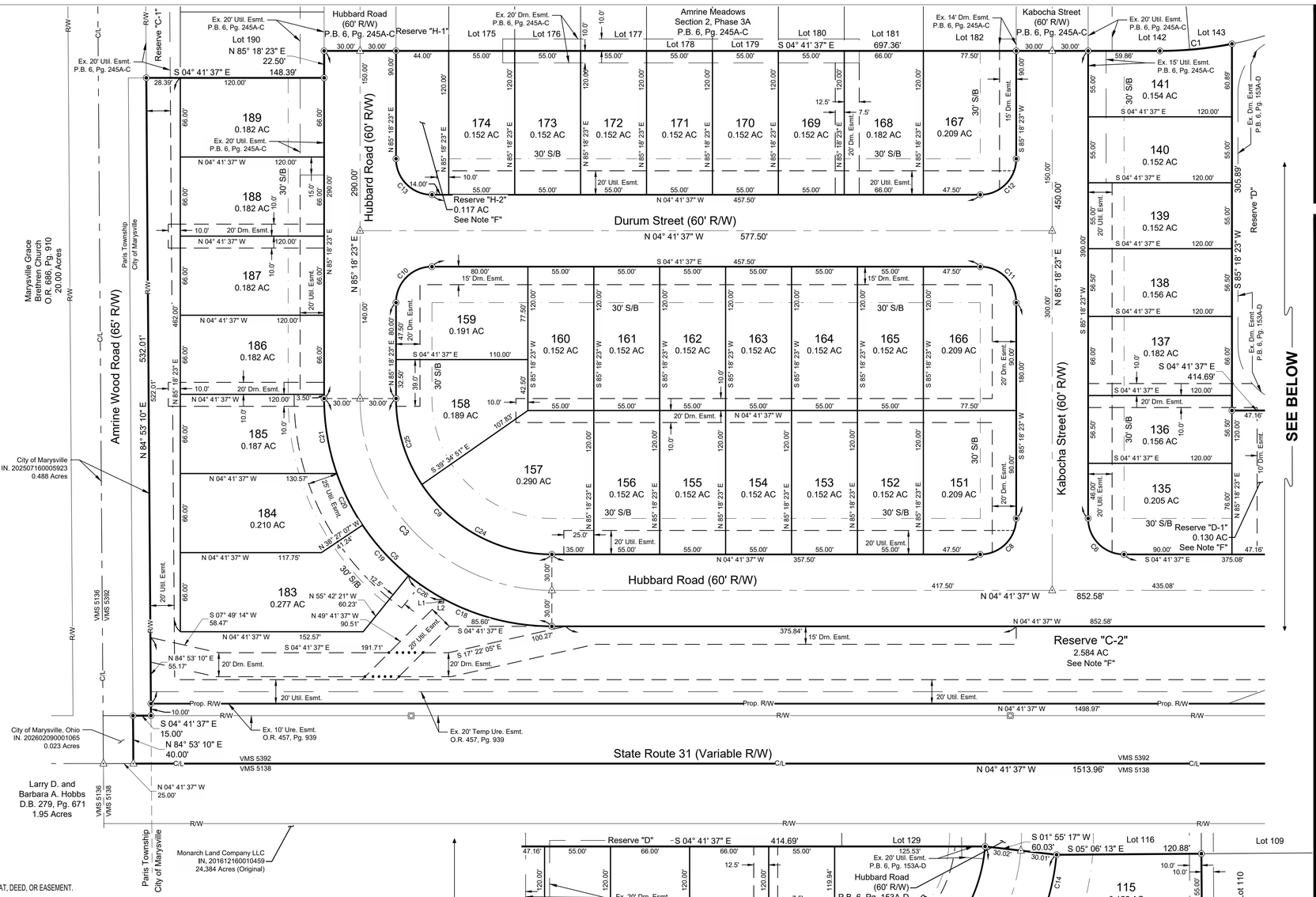


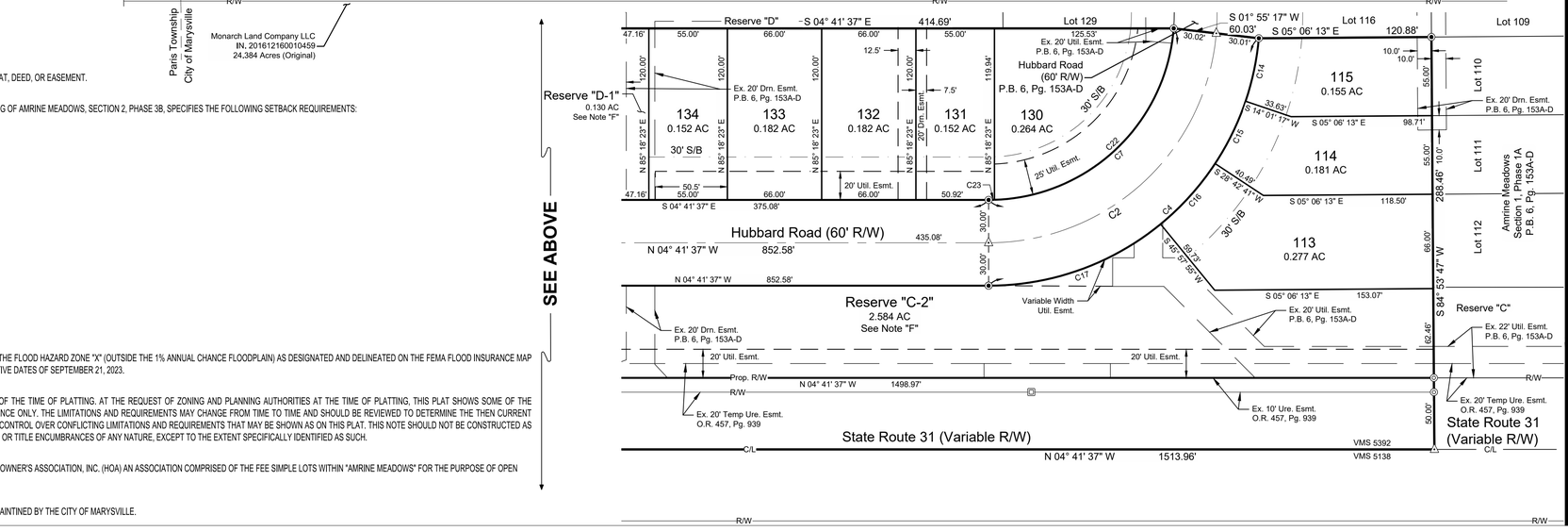
CESO MONUMENT LEGEND

- ◎ 5/8" IRON PIN FOUND W/ "CESO INC" CAP UNLESS OTHERWISE NOTED
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ "CESO INC." CAP)
- △ MAG NAIL SET
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM "CESO INC." CAP)
- ▣ MONUMENT BOX FOUND
- ⌀ MAG NAIL FOUND

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	11° 11' 12"	310.00'	60.52'	S10° 17' 13"E, 60.43'
C2	85° 10' 30"	160.00'	237.85'	N47° 16' 52"W, 216.55'
C3	90° 00' 00"	160.00'	251.33'	N40° 18' 23"E, 226.27'
C4	84° 53' 32"	190.00'	281.51'	N47° 08' 23"W, 256.46'
C5	90° 00' 00"	190.00'	298.45'	N40° 18' 23"E, 268.70'
C6	90° 00' 00"	30.00'	47.12'	N40° 18' 23"E, 42.43'
C7	85° 35' 18"	130.00'	194.19'	N47° 29' 16"W, 176.64'
C8	90° 00' 00"	30.00'	47.12'	N49° 41' 37"W, 42.43'
C9	90° 00' 00"	130.00'	204.20'	N40° 18' 23"E, 183.85'
C10	90° 00' 00"	30.00'	47.12'	S49° 41' 37"E, 42.43'
C11	90° 00' 00"	30.00'	47.12'	S40° 18' 23"W, 42.43'
C12	90° 00' 00"	30.00'	47.12'	N49° 41' 37"W, 42.43'
C13	90° 00' 00"	30.00'	47.12'	N40° 18' 23"E, 42.43'
C14	13° 36' 26"	190.00'	45.12'	S82° 46' 56"E, 45.02'
C15	14° 41' 24"	190.00'	48.71'	S68° 38' 01"E, 48.58'
C16	17° 15' 14"	190.00'	57.22'	S52° 39' 42"E, 57.00'
C17	39° 20' 28"	190.00'	130.46'	S24° 21' 51"E, 127.91'
C18	38° 59' 16"	190.00'	129.29'	S14° 48' 01"W, 126.81'
C19	17° 15' 14"	190.00'	57.22'	S42° 55' 16"W, 57.00'
C20	14° 33' 12"	190.00'	48.26'	S58° 49' 29"W, 48.13'
C21	19° 12' 18"	190.00'	63.69'	S75° 42' 14"W, 63.39'
C22	83° 47' 24"	130.00'	190.11'	N48° 23' 13"W, 173.62'
C23	1° 47' 54"	130.00'	4.08'	N5° 35' 34"W, 4.08'
C24	56° 32' 22"	130.00'	128.28'	N23° 34' 34"E, 123.14'
C25	33° 27' 38"	130.00'	75.92'	N68° 34' 34"E, 74.85'
C26	10° 37' 53"	190.00'	35.25'	S28° 58' 42"W, 35.20'

LINE TABLE		
Line #	Direction	Length
L1	S85° 18' 23"W	3.30'
L2	N04° 41' 37"W	4.14'





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

NOTE "B": CITY OF MARYSVILLE ZONING CODE FOR AMRINE MEADOWS, SECTION 2, PHASE 3B, IN EFFECT AT THE TIME OF PLATTING OF AMRINE MEADOWS, SECTION 2, PHASE 3B, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 113-115, 130-141, 151-174, 183-189 RESERVE "C-2", "H-2" & "D-1")

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

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	16.284
ACREAGE IN LOTS 113-115, 130-141, 151-174, 183-189:	8.167
ACREAGE IN RESERVES:	2.831
TOTAL ACREAGE IN RIGHT-OF-WAYS	5.286

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AMRINE MEADOWS, SECTION 2, PHASE 3B, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0244E AND 39159C0263E WITH AN EFFECTIVE DATES OF SEPTEMBER 21, 2023.

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

NOTE "F": RESERVES "C-2", "H-2" & "D-1" ARE TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY AMRINE MEADOWS HOMEOWNER'S ASSOCIATION, INC. (HOA) AN ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS WITHIN "AMRINE MEADOWS" FOR THE PURPOSE OF OPEN SPACE AND STORMWATER CONTROL AND MAINTENANCE.

NOTE "G": WITHIN RESERVE "C-2" A PUBLIC MULTIUSE PATH EASEMENT (MUP) IS HEREBY PERMITTED AND IS TO BE OWNED AND MAINTINED BY THE CITY OF MARYSVILLE.

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

AMRINE MEADOWS SECTION 2, PHASE 3B

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

Revisions / Submissions

ID	Description	Date

Project Number:	759514
Scale:	1"=50'
Drawn By:	VJM
Checked By:	ALB
Date:	8/21/2026
Issue:	N/A

Drawing Title:

PLAT

2

NEW BUSINESS

Application 2

Final Plat - Skybrook
Section 3 Part 2

September 1, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Final Plat – Skybrook Section 3 Part 2

SKETCH PLAN

To hear an application for a Final Plat for Skybrook Section 3 Part 2 located along State Route 36 and Philip Herre Road and zoned as Suburban Residential District (SRD).

Applicant: Troy Cameron
Grand Communities, LLC
3940 Olympic Blvd. Suite 400
Erlanger, KY 41018

Owner: Grand Communities, LLC
3940 Olympic Blvd. Suite 400
Erlanger, KY 41018

PROJECT HISTORY

The preliminary plat for Skybrook was approved on March 1, 2022.

LOCATION

The property is located at the Northwest corner of State Route 36 and Philip Herre Road in the Suburban Residential District.

Surrounding property zoning districts include:
North: Agricultural Residential (ARD)/Paris Township
South: Union Township
East: Bunsold Middle School
West: Paris Township/Union Township

AERIAL



ENGINEERING STAFF ANALYSIS

1. No Comments

PLANNING & ZONING STAFF ANALYSIS

1. No Comments

ADDITIONAL ITEMS

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- The Applicant shall work with City Zoning, City Engineer and County Building staff to obtain all proper reviews and permits prior to the commencement of the subject project.

STAFF COMMENTS

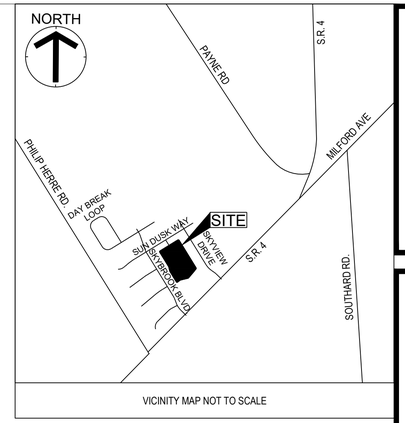
Staff has reviewed the application and has the following comments:

1. No Comments

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.

SKYBROOK
SECTION 3, PART 2

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE,
VIRGINIA MILITARY SURVEY NO. 5292 & 12398



VICINITY MAP NOT TO SCALE

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

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

THE SUBJECT PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED AS INSTRUMENT 202312200009198, IN THE OFFICE OF THE UNION COUNTY, OHIO RECORDER'S OFFICE AND ALL AMENDMENTS THERETO.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, CITY OF MARYSVILLE, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5292 & 12398, CONTAINING 4.297 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT 118.748 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202208260008181 AND INSTRUMENT NUMBER 202210200009905.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY _____, _____, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "SKYBROOK SECTION 3, PART 2", A SUBDIVISION CONTAINING LOTS NUMBERED 256-273 INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BLUE SKY PLACE.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.). DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY. NO STRUCTURES SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., UNION RURAL ELECTRIC (URE), AES OHIO, FRONTIER, WINDSTREAM, CHARTER COMMUNICATIONS (TIME WARNER), WOW!, CROWN CASTLE COMMUNICATIONS, WIDE OPEN WEST, ZAYO FIBER SOLUTIONS, FIBER FARMS, ODOT DISTRICT 6, AND THE CITY OF MARYSVILLE.

WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" (DRN. ESMT.) ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE, SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN PLATTED AREA OR WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" (PRIV. DRN. ESMT.) FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF MAJOR STORM WATER RUNOFF SWALES AND/OR STORM WATER RUNOFF DRAINS, AND FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OR AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF MARYSVILLE AND THE CITY OF MARYSVILLE WILL NOT RE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

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

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY,
BY _____, _____, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, 2024.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: _____

_____

_____

_____

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2023, BY _____, _____, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____, _____
NOTARY PUBLIC

THE WITHIN BLUE SKY PLACE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____(UNION COUNTY COMMISSIONER'S JOURNAL) _____ ON THIS THE _____ DAY OF _____, 20 _____.

_____
CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20_____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____

_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20_____

_____
UNION COUNTY AUDITOR

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

_____
UNION COUNTY RECORDER

ACREAGE BREAKDOWN

PARCEL NUMBER:	MAP NUMBER:	ACREAGE:
29-0018049.0010	110-00-00-006.000	4.297 ACRES

ZONING

"SKYBROOK SECTION 3, PART 2" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

BUILDING SETBACKS

FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), A BEARING OF SOUTH 44° 18' 29" WEST FOR A PORTION OF THE CENTERLINE OF STATE ROUTE 4 - U.S. ROUTE 36.

SOURCE OF DATA

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

IRON PINS

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

PERMANENT MARKERS

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

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5292 & 12398, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 0.688 ACRES IN RIGHT-OF-WAYS AND 3.609 ACRES IN LOTS MAKING A TOTAL OF 4.297 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SKYBROOK SECTION 3, PART 2, AS SURVEYED IN FEBRUARY OF 2024.

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

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - 5/8" Iron Pin Found w/cap CESO, Inc
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- ⌭ - PK Nail/Mag Nail Found
- ◬ - PK Nail/Mag Nail Set

OWNER / SUBDIVIDER / DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD. SUITE 400
ERLANGER, KY 41018
PHONE: (859) 341-4709
EMAIL: MKADY@FISCHERHOMES.COM

SURVEYOR:
CESO INC
2800 CORPORATE EXCHANGE DR.
SUITE 400
COLUMBUS, OH
PHONE: (614) 794-7080

APPLICANT/ENGINEER:
CESO INC
2800 CORPORATE EXCHANGE DR.
SUITE 400
COLUMBUS, OH
PHONE: (614) 794-7080

SKYBROOK SECTION 3, PART 2
CITY OF MARYSVILLE, TOWNSHIP OF PARIS, COUNTY OF UNION, STATE OF OHIO
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

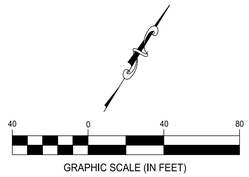
Revisions / Submissions

ID	Description	Date

Project Number:	759386
Scale:	N/A
Drawn By:	OPG
Checked By:	JKH/ALB
Date:	7/11/2024
Issue:	N/A

Drawing Title:
PLAT

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-FISCHER-PLAT-SEC 3 PART 2.dwg - 7/11/2024 - Owen Goodheart



GRAPHIC SCALE (IN FEET)

NOTE "A": CITY OF MARYSVILLE ZONING CODE FOR SKYBROOK SECTION 3, PART 2, IN EFFECT AT THE TIME OF PLATTING OF SKYBROOK SECTION 3, PART 2, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 256-273 INCLUSIVE)

LOT DESIGNATION SRD:	SUBURBAN RESIDENTIAL DISTRICT
FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

NOTE "B": ACREAGE BREAKDOWN

ACREAGE IN LOTS 256-273 INCLUSIVE:	3.609 ACRES (187,184 SQ. FT.)
TOTAL ACREAGE IN RIGHT-OF-WAY:	0.688 ACRES (30,017 SQ. FT.)
TOTAL ACREAGE:	4.297 ACRES (157,167 SQ. FT.)

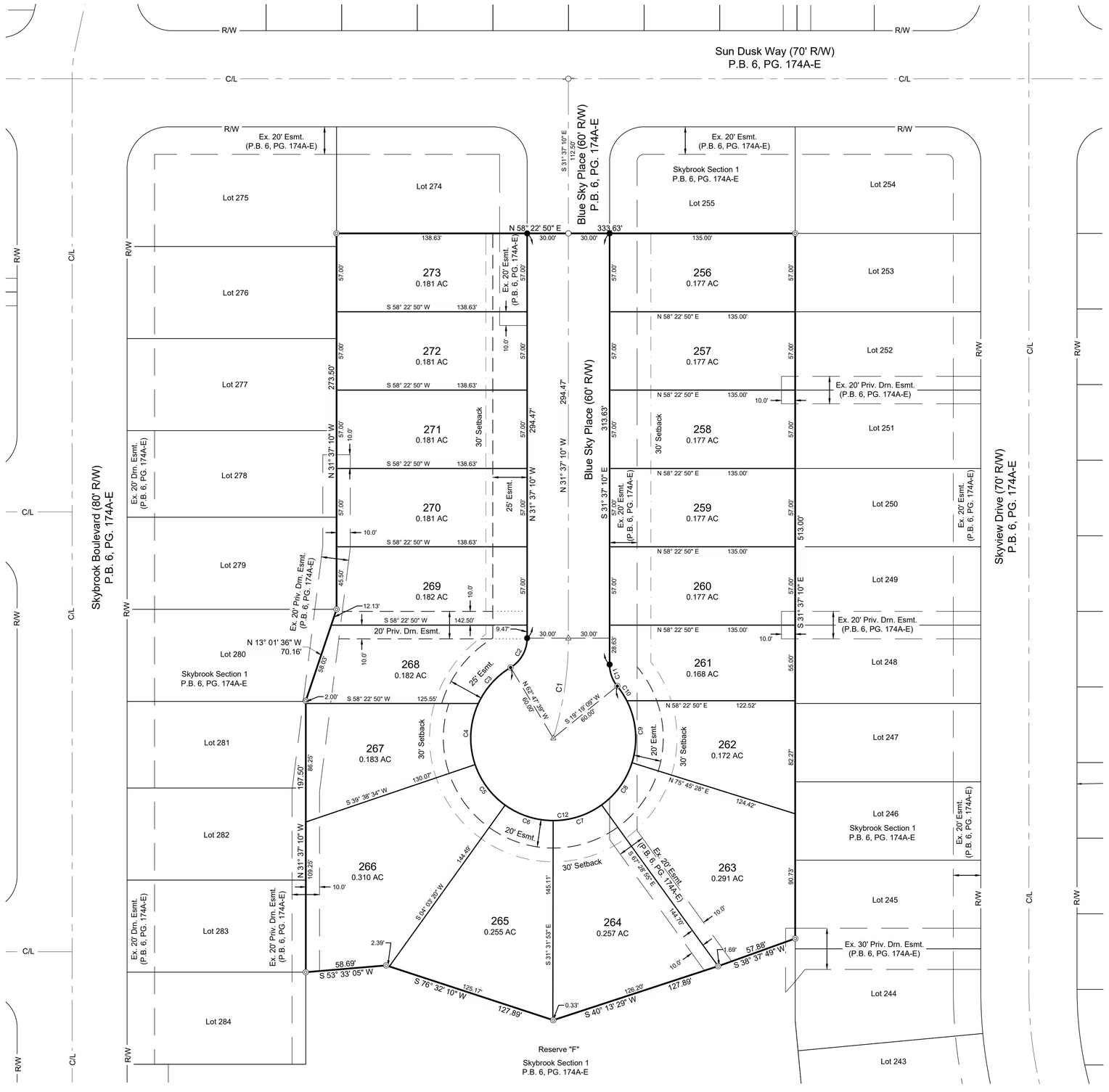
NOTE "C": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP, THE SUBJECT PARCELS SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL No. 39159C0335D (DATED DECEMBER 16, 2008).

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

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - 5/8" Iron Pin Found w/cap CESO, Inc
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- ⌭ - PK Nail/Mag Nail Found
- △ - PK Nail/Mag Nail Set

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	17° 12' 07"	245.91'	73.83'	N23° 01' 07"W, 73.55'
C2	58° 49' 32"	25.00'	25.67'	N2° 12' 24"W, 24.55'
C3	33° 59' 53"	60.00'	35.60'	N10° 12' 25"E, 35.08'
C4	43° 33' 55"	60.00'	45.62'	N28° 34' 29"W, 44.53'
C5	35° 35' 13"	60.00'	37.27'	N68° 09' 03"W, 36.67'
C6	35° 35' 13"	60.00'	37.27'	S76° 15' 44"W, 36.67'
C7	35° 57' 02"	60.00'	37.65'	S40° 29' 36"W, 37.03'
C8	36° 45' 37"	60.00'	38.50'	S4° 08' 17"W, 37.84'
C9	44° 19' 40"	60.00'	46.42'	S36° 24' 22"E, 45.27'
C10	12° 06' 39"	60.00'	12.68'	S64° 37' 32"E, 12.66'
C11	39° 03' 41"	25.00'	17.04'	S51° 09' 01"E, 16.72'
C12	277° 53' 13"	60.00'	291.01	N68° 15' 45"E, 78.82'



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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

SKYBROOK SECTION 3, PART 2

CITY OF MARYSVILLE, TOWNSHIP OF PARIS, COUNTY OF UNION, STATE OF OHIO
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

Revisions / Submissions

ID	Description	Date

Project Number:	759386
Scale:	1"=40'
Drawn By:	OPG
Checked By:	JKH/ALB
Date:	7/11/2024
Issue:	N/A

Drawing Title:

PLAT

2 of 2

W:\PROJECTS\FISCHER HOMES\759386-01 Albers Property\04-SURVEY\Dwg\759386-FISCHER-PLAT-SEC 3 PART 2.dwg - 7/11/2024 - Owen Goodheart

NEW BUSINESS

Application 3

Final Plat - Skybrook
Section 4 Part 1

September 1, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Final Plat – Skybrook Section 4 Part 1

SKETCH PLAN

To hear an application for a Final Plat for Skybrook Section 4 Part 1 located along State Route 36 and Philip Herre Road and zoned as Suburban Residential District (SRD).

Applicant: Troy Cameron
Grand Communities, LLC
3940 Olympic Blvd. Suite 400
Erlanger, KY 41018

Owner: Grand Communities, LLC
3940 Olympic Blvd. Suite 400
Erlanger, KY 41018

PROJECT HISTORY

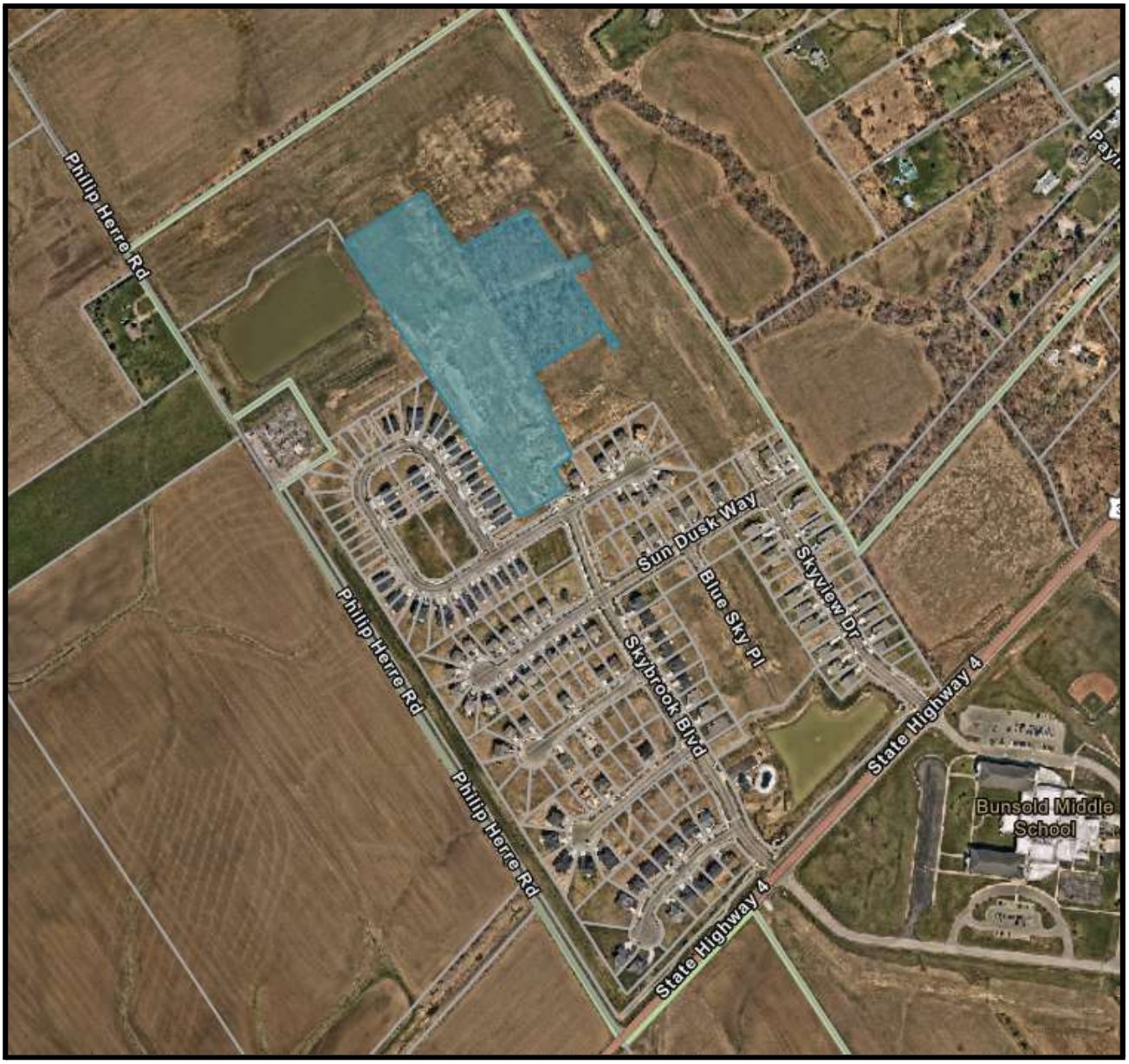
The preliminary plat for Skybrook was approved on March 1, 2022.

LOCATION

The property is located at the Northwest corner of State Route 36 and Philip Herre Road in the Suburban Residential District.

Surrounding property zoning districts include:
North: Agricultural Residential (ARD)/Paris Township
South: Union Township
East: Bunsold Middle School
West: Paris Township/Union Township

AERIAL



ENGINEERING STAFF ANALYSIS

1. Utility Easements
    a. Twenty (20) foot utility easement flanking the right-of-way on the east side of Skybrook Boulevard, north of Windance Lane shall be revised to be thirty (30) feet, per the approved plans

PLANNING & ZONING STAFF ANALYSIS

1. The applicant shall address the discrepancy of acreage of Lots 334 from 0.257 to 0.272 acres.
2. The applicant shall provide an explanation for Lots 127 - 130 and 221 - 225 going from 66' to 63' in width per previous conversations with Fischer Homes.
3. Lots 131 and 134 were previously proposed to be reduced from 66' to 63' in width per previous conversations with Fischer Homes. The applicant shall confirm if these lots will remain 66' in width.

ADDITIONAL ITEMS

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- The Applicant shall work with City Zoning, City Engineer and County Building staff to obtain all proper reviews and permits prior to the commencement of the subject project.

STAFF COMMENTS

Staff has reviewed the application and has the following comments:

1. All engineering comments on the staff report shall be met.
2. The applicant shall address the discrepancy of acreage of Lots 334 from 0.257 to 0.272 acres.
3. The applicant shall provide an explanation for Lots 127 - 130 and 221 - 225 going from 66' to 63' in width per previous conversations with Fischer Homes.
4. Lots 131 and 134 were previously proposed to be reduced from 66' to 63' in width per previous conversations with Fischer Homes. The applicant shall confirm if these lots will remain 66' in width.

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.

August 24, 2026

City of Marysville
Planning and Zoning Department
209 S Main Street
Marysville, OH 43040
Attn: Jeff Beard, Planning Officer

RE: Final Plat - Skybrook Section 4, Part 1

Dear Mr. Beard:

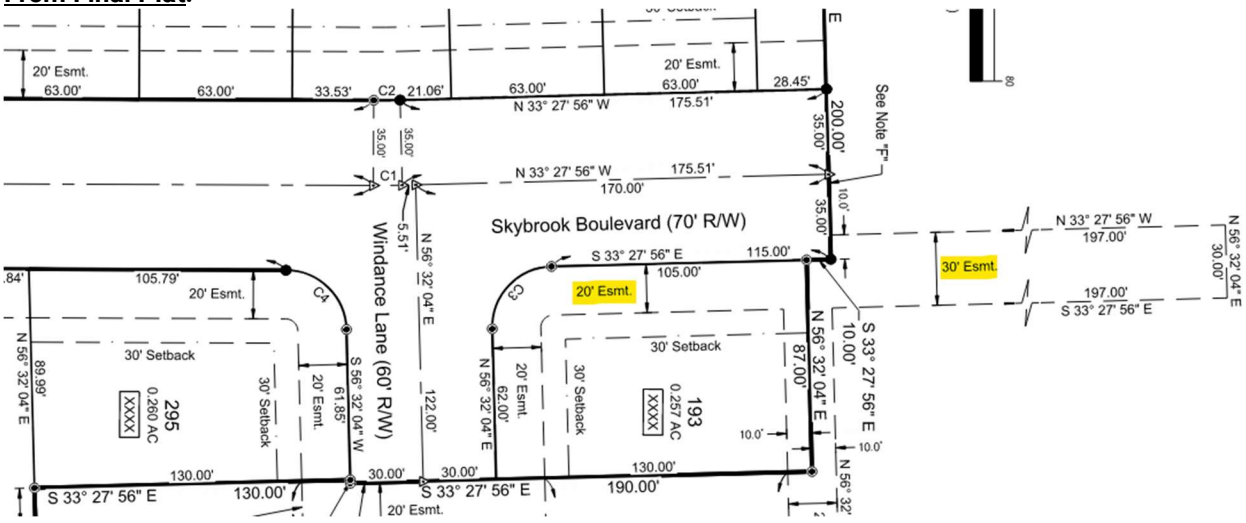
We are in receipt of your Final Plat comment review letter / Staff Report dated 9/1/2026 (received 8/19/2026) for the above-referenced project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses, at your earliest opportunity as Grand Communities, LLC continues through the Final Plat process.

Engineering Staff Analysis

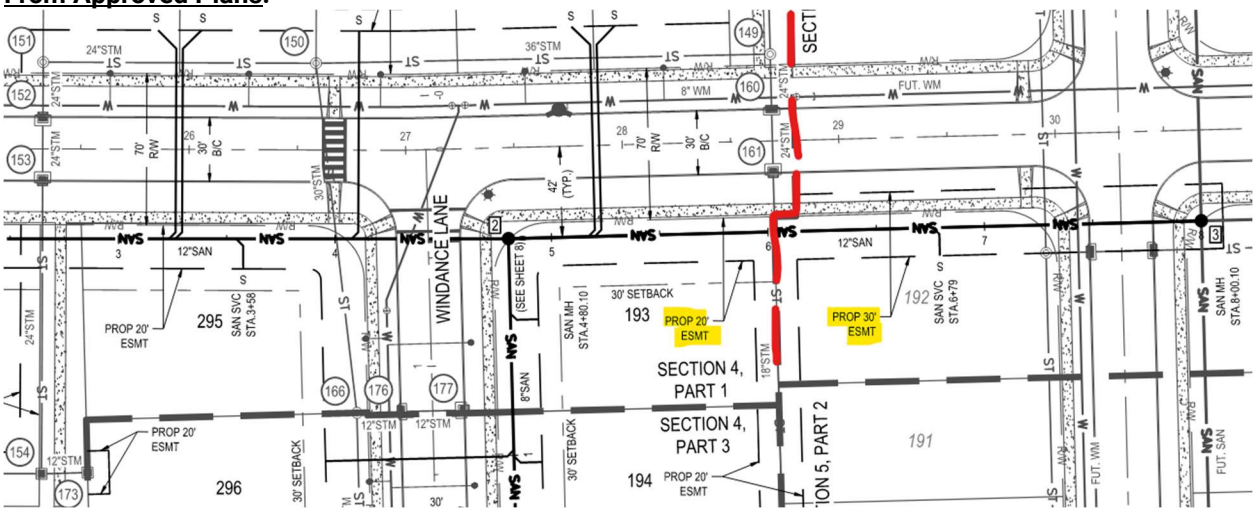
1) Utility Easements
   a. Twenty (20) foot utility easement flanking the right-of-way on the east side of Skybrook Boulevard, north of Windance Lane shall be revised to be thirty (30) feet, per the approved plans.

Response: **The Final Plat, as submitted on 8/4/2026, currently matches the approved plans for Skybrook Section 4. The 30-ft easement is only provided beyond the limits of the platted boundary for Section 4, Part 1 as this area will not flank right-of-way until future Section 5 is platted. Upon platting of Section 5, 20-feet of the easement will be flanking the right-of-way, as this easement is currently shown in the Section 4 platted area.**

From Final Plat:



From Approved Plans:



Planning & Zoning Staff Analysis

1) The applicant shall address the discrepancy of acreage of Lots 334 from 0.257 to 0.272 acres.
✓ **Response:** **Following approval of the Preliminary Plat and during Final Engineering, the easterly lot line of Lot 334 was shifted approximately 5-feet east to allow for greater product diversity on this lot by increasing the buildable width. This lot line shift was a result of the 20-foot drainage easement along the east property line of Lot 334.**

2) The applicant shall provide an explanation for Lots 127-130 and 221-225 going from 66-ft to 63-ft in width per previous conversations with Fischer Homes.
✓ **Response:** **Lots 127-130 and Lots 221-225 were reduced in width from 66-ft to 63-ft as a result of further coordination with AES and the overhead powerlines that traverse the site. Two (2) Lots were eliminated and the above referenced lots were reduced in width by 3-feet to accommodate the overhead lines and associated easements. With this reduction, the overall Skybrook Development still adheres to the Lot Variability standards of the Zoning Code.**

3) Lots 131 and 134 were previously proposed to be reduced from 66-ft to 63-ft in width per previous conversations with Fischer Homes. The applicant shall confirm if these lots will remain 66-ft in width.
✓ **Response:** **These lots will remain 66-feet in width. A lot width reduction was originally contemplated on these lots, along with the lots referenced above, however, a width reduction was not needed upon further analysis during Final Engineering.**

We greatly appreciate your partnership through your prompt review of these responses and for working with us and Grand Communities, LLC through the Final Platting process for this development.

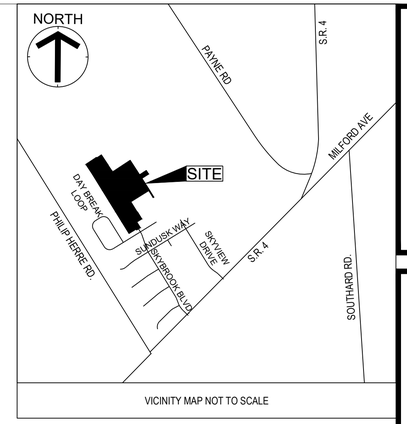
Should you have any further questions, please do not hesitate to contact me.

Respectfully,

Jonathan S. Buchanan, P.E.
Midwest Market Leader
jon.buchanan@cesoinc.com
(614) 794-7080

cc: Troy Cameron - Grand Communities, LLC

SKYBROOK
SECTION 4, PART 1
STATE OF OHIO, COUNTY OF UNION, CITY OF MARYSVILLE,
VIRGINIA MILITARY SURVEY NO. 5292 & 12398



VICINITY MAP NOT TO SCALE

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

THE SUBJECT PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED AS INSTRUMENT 202312200009198, IN THE OFFICE OF THE UNION COUNTY, OHIO RECORDER'S OFFICE AND ALL AMENDMENTS THERETO.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, CITY OF MARYSVILLE, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5292 & 12398, CONTAINING 12.871 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT 118.748 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202208260008181 AND INSTRUMENT NUMBER 202210200009905.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY _____, _____, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "SKYBROOK SECTION 4, PART 1", A SUBDIVISION CONTAINING LOTS NUMBERED 127-144, 193, 220-227, 295, 334, RESERVE "J", RESERVE "M" AND RESERVE "N" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SKYBROOK BOULEVARD, SKYWARD STREET, AND WINDANCE LANE.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.). DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY. NO STRUCTURES SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., UNION RURAL ELECTRIC (URE), AES OHIO, FRONTIER, WINDSTREAM, CHARTER COMMUNICATIONS (TIME WARNER), WOW!, CROWN CASTLE COMMUNICATIONS, WIDE OPEN WEST, ZAYO FIBER SOLUTIONS, FIBER FARMS, ODOT DISTRICT 6, AND THE CITY OF MARYSVILLE.

WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT" (DRN. ESMT.) ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE, SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN PLATTED AREA OR WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" (PRIV. DRN. ESMT.) FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF MAJOR STORM WATER RUNOFF SWALES AND/OR STORM WATER RUNOFF DRAINS, AND FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OR AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF MARYSVILLE AND THE CITY OF MARYSVILLE WILL NOT RE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

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

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY,
BY _____, _____, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, 2025.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: _____

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

_____
SIGNATURE

_____
PRINTED NAME

_____
TITLE

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2025, BY _____, _____, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____,

_____
NOTARY PUBLIC

THE WITHIN SKYBROOK BOULEVARD, SKYWARD STREET, AND WINDANCE LANE ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____(UNION COUNTY COMMISSIONER'S JOURNAL) _____ON THIS THE _____ DAY OF _____ 20 _____.

_____
CITY MANAGER

APPROVED THIS _____ DAY OF _____, 20_____

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20_____

_____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20_____

_____
UNION COUNTY AUDITOR

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

_____
UNION COUNTY RECORDER

ACREAGE BREAKDOWN

PARCEL NUMBER:	MAP NUMBER:	ACREAGE:
29-0018049.0010	110-00-00-006.000	12.871 ACRES

ZONING

"SKYBROOK SECTION 4, PART 1" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

BUILDING SETBACKS

FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), A BEARING OF SOUTH 44° 18' 29" WEST FOR A PORTION OF THE CENTERLINE OF STATE ROUTE 4 - U.S. ROUTE 36.

SOURCE OF DATA

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

IRON PINS

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

PERMANENT MARKERS

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

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5292 & 12398, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 2.341 ACRES IN RIGHT-OF-WAYS, 4.692 ACRES IN RESERVES, AND 5.838 ACRES IN LOTS MAKING A TOTAL OF 12.871 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF SKYBROOK SECTION 4, PART 1, AS SURVEYED IN FEBRUARY OF 2024.

_____ DATE:
SEAN T. BROOKS, P.S.
OHIO P.S. NO. 8828
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - 5/8" Iron Pin Found w/cap CESO, Inc
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- ∅ - PK Nail/Mag Nail Found
- ◬ - PK Nail/Mag Nail Set

OWNER / SUBDIVIDER / DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD. SUITE 400
ERLANGER, KY 41018
PHONE: (859) 341-4709
EMAIL: MKADY@FISCHERHOMES.COM

SURVEYOR:
CESO INC
2800 CORPORATE EXCHANGE DR.
SUITE 400
COLUMBUS, OH
PHONE: (614) 794-7080

APPLICANT/ENGINEER:
CESO INC
2800 CORPORATE EXCHANGE DR.
SUITE 400
COLUMBUS, OH
PHONE: (614) 794-7080

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

SKYBROOK SECTION 4, PART 1
STATE OF OHIO, COUNTY OF UNION, CITY OF MARYSVILLE
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

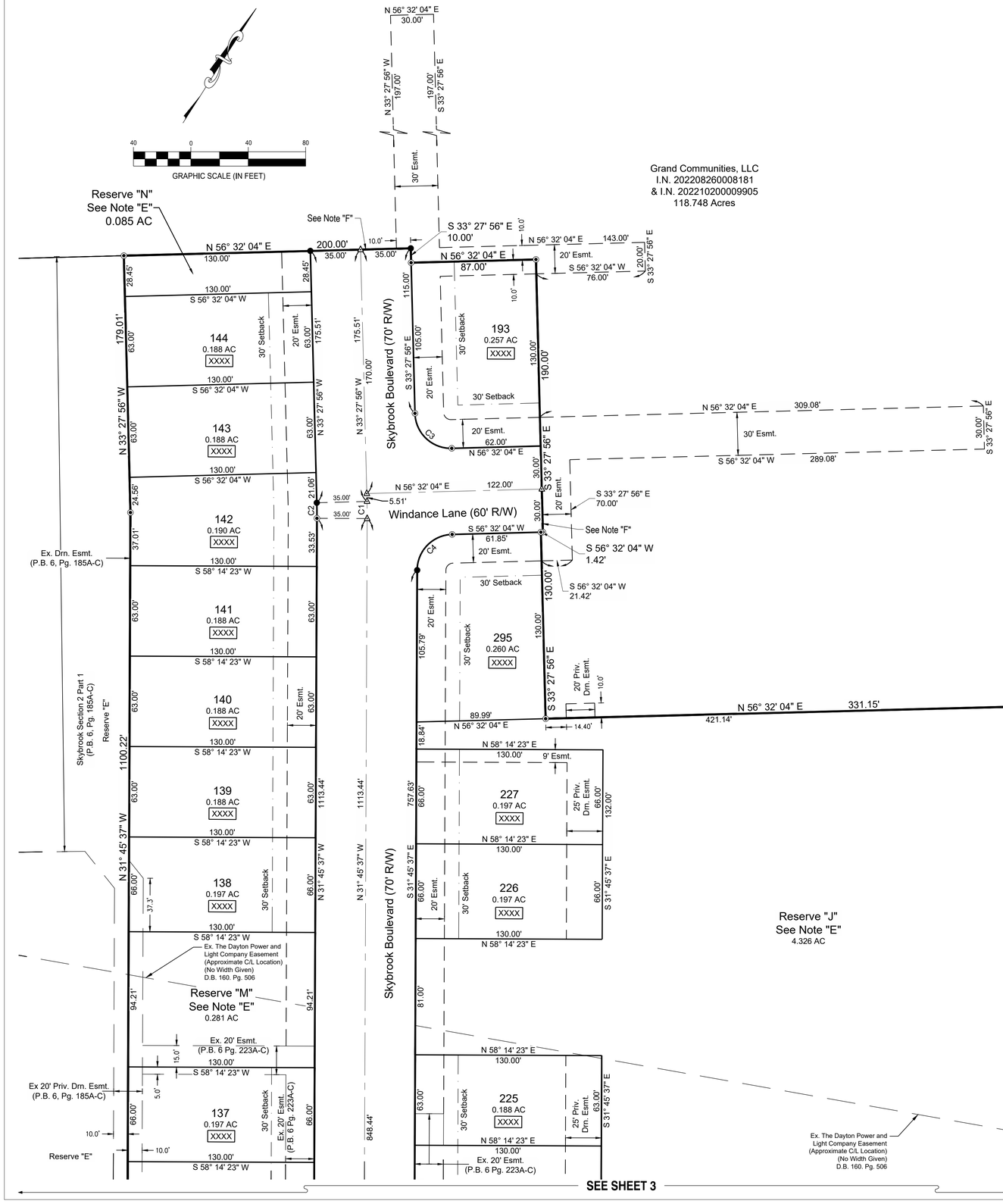
Revisions / Submissions

ID	Description	Date

© 2026 CESO, INC.

Project Number:	759386
Scale:	N/A
Drawn By:	VLM
Checked By:	JKH/ALB
Date:	7/06/2026
Issue:	N/A

Drawing Title:
PLAT



NOTE "A": CITY OF MARYSVILLE ZONING CODE FOR SKYBROOK SECTION 4, PART 1, IN EFFECT AT THE TIME OF PLATTING OF SKYBROOK SECTION 4, PART 1, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 127-144, 193, 220-227, 295, AND 334)

LOT DESIGNATION SRD:	SUBURBAN RESIDENTIAL DISTRICT
FRONT:	30'
REAR:	20'
SIDE (ROAD):	30'
SIDE (LOT):	7.5' (ONE SIDE)

NOTE "B": ACREAGE BREAKDOWN

ACREAGE IN LOTS 127-144, 193, 220-227, 295, AND 334:	5.838 ACRES (254,232 SQ. FT.)
TOTAL ACREAGE IN RIGHT-OF-WAY:	2.341 ACRES (102,033 SQ. FT.)
TOTAL ACREAGE IN RESERVES:	4.692 ACRES (204,402 SQ. FT.)
TOTAL ACREAGE:	12.871 ACRES (560,667 SQ. FT.)

NOTE "C": ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP, THE SUBJECT PARCELS SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), COMMUNITY PANEL No. 39159C0335D (DATED 12/16/2008).

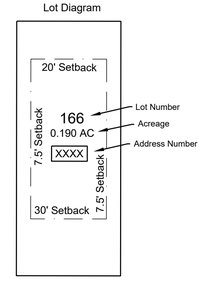
NOTE "D": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE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

NOTE "E": RESERVES "J", "M", and "N" ARE TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY THE SKYBROOK HOMEOWNER'S ASSOCIATION, INC. (HOA) FOR THE PURPOSE OF STORMWATER CONTROL, MAINTENANCE AND OPEN SPACE.

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

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	1° 42' 19"	400.00'	11.90'	N32° 36' 46"W, 11.90'
C2	1° 42' 19"	365.00'	10.86'	N32° 36' 46"W, 10.86'
C3	90° 00' 00"	25.00'	39.27'	S78° 27' 56"E, 35.36'
C4	88° 17' 41"	25.00'	38.53'	S12° 23' 14"W, 34.83'
C5	90° 00' 00"	25.00'	39.27'	S76° 45' 37"E, 35.36'
C6	90° 00' 00"	25.00'	39.27'	S13° 14' 23"W, 35.36'

Lot Diagram



SURVEY LEGEND

- ◉ - 5/8" Iron Pin Set w/cap CESO, Inc
- ◎ - 5/8" Iron Pin Found w/cap CESO, Inc
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- ⌭ - PK Nail/Mag Nail Found
- △ - PK Nail/Mag Nail Set

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

SKYBROOK SECTION 4, PART 1

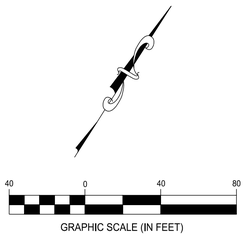
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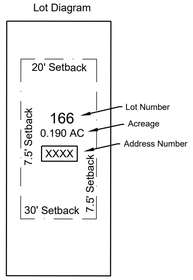
Drawing Title:
PLAT



SEE SHEET 2

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
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SKYBROOK SECTION 4, PART 1

STATE OF OHIO, COUNTY OF UNION, CITY OF MARYSVILLE
VIRGINIA MILITARY SURVEY NOS. 5292 AND 12398

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NEW BUSINESS

Application 4

Sketch Plan - Golf
Village at Timberview

(Application has been withdrawn per the applicant's request)