MARYSVILLE CITY COUNCIL AGENDA
September 28, 2026 at 7:00 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor
This meeting is available to watch live or archived by clicking here

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INVOCATION:

ROLL CALL:

APPROVAL OF MINUTES: August 24, 2026 Special City Council Meeting Minutes
August 24, 2026 City Council Meeting Minutes
September 8, 2026 City Council Work Session Meeting Minutes

ADMINISTRATIVE REPORT:

REPORT OF CLERK OF COUNCIL:

PLANNING COMMISSION REPORT:

DESIGN REVIEW BOARD REPORT:

HEARING OF CITIZENS:

RESOLUTION:

14-26	1st Reading Introduction	TO AUTHORIZE THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND / OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), TO EXECUTE CONTRACTS AS REQUIRED, AND TO DECLARE AN EMERGENCY

Administration:

Council:

ORDINANCES:

There will be a potential motion to table the Second Reading, Public Hearing, for Ordinance 38-26.

38-26	2nd Reading Public Hearing	TO APPROVE PLANNING COMMISSIONS RECOMMENDATION TO APPROVE A ZONING CODE AMENDMENT TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST PLANNED UNIT DEVELOPMENT

Administration:

Citizens:

Council:

39-26 2nd Reading Public Hearing — TO AUTHORIZE A SUPPLEMENTAL APPROPRIATION FOR THE EXTENSION OF THE MURPHY EPSON CONTRACT THROUGH THE END OF 2026

Administration:

Citizens:

Council:

41-26 2nd Reading Public Hearing — TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONING CODE AMENDMENTS TO PART ELEVEN – ZONING CODE, TO SECTION 1121.18 – UPTOWN COMMERCIAL DISTRICT, TO SECTION 1121.21 – UPTOWN TRANSITIONAL DISTRICT AND TO THE APPENDIX GLOSSARY OF TERMS, BY AMENDING THE DEFINITION FOR MEETING FACILITY

Administration:

Citizens:

Council:

42-26 1st Reading Introduction — TO AUTHORIZE A SUPPLEMENTAL APPROPRIATION FOR THE HIRING OF THREE FULL-TIME FIREFIGHTERS IN THE CITY OF MARYSVILLE

Administration:

Council:

43-26 1st Reading Introduction — TO AMEND CHAPTER 925 - WASTEWATER RATES, CHAPTER 931 - WATER RATES, AND TO ENACT CHAPTER 933 - UTILITY CAPACITY BOARD

Administration:

Council:

44-26 1st Reading Introduction — TO ACCEPT THE DEDICATION OF THE CURRY FARMS, SECTIONS ONE AND TWO, PUBLIC INFRASTRUCTURE

Administration:

Council:

45-26 1st Reading Introduction — TO ACCEPT THE DEDICATION OF THE JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD, SECTION EIGHT, PUBLIC INFRASTRUCTURE

Administration:

Council:

46-26 1st Reading Introduction — TO AUTHORIZE A SUPPLEMENTAL APPROPRIATION FOR ADDITIONAL SCOPE OF SERVICES WITH PLANNING NEXT FOR THE 2040 COMPREHENSIVE PLAN

Administration:

Council:

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

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO CONSIDER CONFIDENTIAL INFORMATION RELATED TO THE SPECIFIC BUSINESS STRATEGY OF APPLICANT FOR ECONOMIC DEVELOPMENT ASSISTANCE THAT INVOLVES PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT ARE DIRECTLY RELATED TO THE ECONOMIC DEVELOPMENT PROJECT AND TO CONSIDER THE EMPLOYMENT A OF PUBLIC EMPLOYEE:

ADJOURN:

SPECIAL MARYSVILLE CITY COUNCIL MEETING MINUTES
COMPREHENSIVE PLAN WORK SESSION
August 24, 2026 at 5:30 P.M.
Conference Room – 209 S. Main Street – 2nd Floor

The meeting was called to order by President Hunter at 5:30 p.m.

CITY COUNCIL MEMBERS PRESENT: Scott Hunter, Mark Reams, Kelsey Takitch, Kathy Young, Steven Wolfe, Zack Bordner and Donald Boerger.

CITY ADMINISTRATION PRESENT: *City Manager* Kimberly Sharp, *Assistant City Manager* Jeremy Hoyt, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Police Chief* Tony Brooks, *Fire Chief* Nate Burns, *City Engineer* Jamie Fink, *Planning and Development Manager* Ashley Gaver, *Planner I* Catherine Rolnicki, *Economic Development Director* Eric Phillips, *Zoning Administrator* Zach Andrews and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: Lesley Phillips and Noe Williams.

AGENDA ITEM:

- **To discuss the following sections of the Comprehensive Plan: Economic Development, Land Use, Housing and Sustainability.**

  Manager Sharp explained that it is the desire of this discussion to serve as the foundation for the City's next Comprehensive Plan. City Council Members will be able to ask questions about the priorities and see the big picture. The purpose is for this to be an open discussion, and there were a number of prepared questions for City Council Members embedded in the presentation. The discussion that followed was led by Manager Gaver. A presentation and supporting documents were reviewed as shown in Exhibits A and B. General dialogue occurred throughout the presentation.

  Land Use

  President Hunter said he was surprised to see that regarding land use in the City, Residential only accounts for 23%. Additionally, there is more agriculture in the City than one might think. This map helps to shape his mindset of what it is that we have to manage moving forward. Councilwoman Takitch asked if there is information regarding how Marysville compares to other municipalities in Central Ohio as it relates to land use percentages. Manager Gaver said no, but they can look into that information. There was discussion regarding additional information that can be found in the Parks and Recreation Master Plan as it relates to a percentage of park space per resident, housing, and comparisons to other municipalities. An additional document that was reviewed by Manager Gaver regarding potential future character types to be defined by the City, as shown in Exhibit B. She asked City Council Members to take the time to review the document and follow-up with any feedback. She

explained that once finalized, we will have a description of how we want land uses to look and feel based on feedback heard from the Steering Committee, Staff and City Council. We are in the beginning stages of associating pictures with the descriptions as well. Regarding Parks and Open Space, Councilman Reams said golf courses aren't included. Administrator Andrews said gold courses were included as commercial, since it is a business and the other recreational opportunities are free. Manager Gaver said she would check with Planning Next for how golf courses are categorized in other communities. Manager Sharp explained that they have tasked Planning Next to take language from the Vision Plan and translate the themes into actionable items for the Comprehensive Plan. For a specific example, we want to put into the Comprehensive Plan how we can replicate Green Pastures in other areas of the City.

Economic Development

Councilman Bordner asked for additional information regarding what "diversified car-oriented commercial development" means. Councilman Boerger said it is about making neighborhoods more pedestrian friendly. Manager Gaver added that it also includes diversifying the types of businesses in commercial developments. Councilwoman Takitch said to her, it is still having amenities like what we have on Colemans Crossing, but changing how it feels when you're in the area, and how it is set up, so that we don't create another version of Sawmill Road in Marysville. Manager Sharp said there is a lot to consider with Economic Development that must be carefully thought through. Councilman Bordner said the City has done a good job diversifying its workforce. While we are blessed to have Scotts and Honda, it is important to have a diverse workforce so that a downturn in one industry doesn't have negative implications for our City. We need to continue to evolve as society evolves. There was discussion regarding getting clarification from Planning Next for the data related to the employment of residents to better understand what the numbers represent. Manager Sharp said generally speaking, the goal of a municipality should be to always maintain a few more jobs than residents. Director Phillips said as an exurb, a prosperous, semi-rural residential area located beyond traditional suburbs, Marysville is in a good place to see more people living outside of Marysville and coming to Marysville, than living in Marysville and working elsewhere. To get the retail and restaurants that people desire, you need to have the income, rooftops, and population to support it. We need to do a better job explaining that to the public. Councilman Boerger said it can be challenging to find developers that are willing to build on a small scale, prioritizing quality of life for residents where residential and business opportunities can be built closer together. It is easy to build a strip mall with a parking lot, but we cannot do that moving forward. Manager Sharp said creating the sense of place will be our challenge. We can attract the places that people want, but they need to be built in a way that is accessible to walking and biking, with a better feel than standard development. Building different can require more financially, which can also be a barrier. Councilman Bordner said housing on upper floors with businesses and restaurants on the first floor is development that should be considered. Director Phillips said integration with schools nearby is important as well. Manager Sharp said the challenge is finding developers that build mixed-use. Most do either commercial or residential, there are only a handful that do both. We have many opportunities for this type of development in the Uptown, you just need the right investors and zoning. There was extensive discussion regarding how future mixed use development can work in the Uptown. Historic buildings can be challenging and the renovations to get them to applicable codes can be extensive. Manager Sharp said how to revitalize the Uptown further to have the right tools in the tool box is something that is under review. We have a healthy challenge ahead of us.

Housing

Manager Sharp explained that gentle density, two-to-four stories, should be something that we consider. President Hunter said it is interesting to see the predictions from 2010, and here we are, 16 years later, on track of expectations. There was considerable discussion regarding some of the data points in this section and how they were obtained, there will be follow-up with Planning Next. Councilman Bordner said that regarding the economy and housing, if we want to truly diversify, we need to be building working class and white collar housing opportunities. We need to be able to attract various levels of housing. Manager Sharp said that the neighborhoods people love have different types of houses that vary in size. Creating the neighborhoods that feel like historic development is challenging for developers today. Administrator Andrews said that more density requires less removal of natural features, and creates more open space for everyone. Councilwoman Young said building up instead of out should be considered. Councilman Boerger said creating these spaces starts with the Zoning Code. Green Pastures feels like a true community with homes that are varied in size, townhomes, condos, commercial development, parks and wooded lots. President Hunter said while we need to attract first time home buyers, we cannot let things be built cheaply that aren't built well and won't last in the long-term. Housing needs to be built for the long-term with sustainable materials and requirements to ensure they will look good 10 years after being built. Councilman Boerger said it is interesting that the average size of homes being built is increasing, while the average family size decreases. Director Phillips said two front line workers at Honda and Scotts will be challenged to find a home for less than $400,000. Affordability is a challenge in today's market.

Sustainability

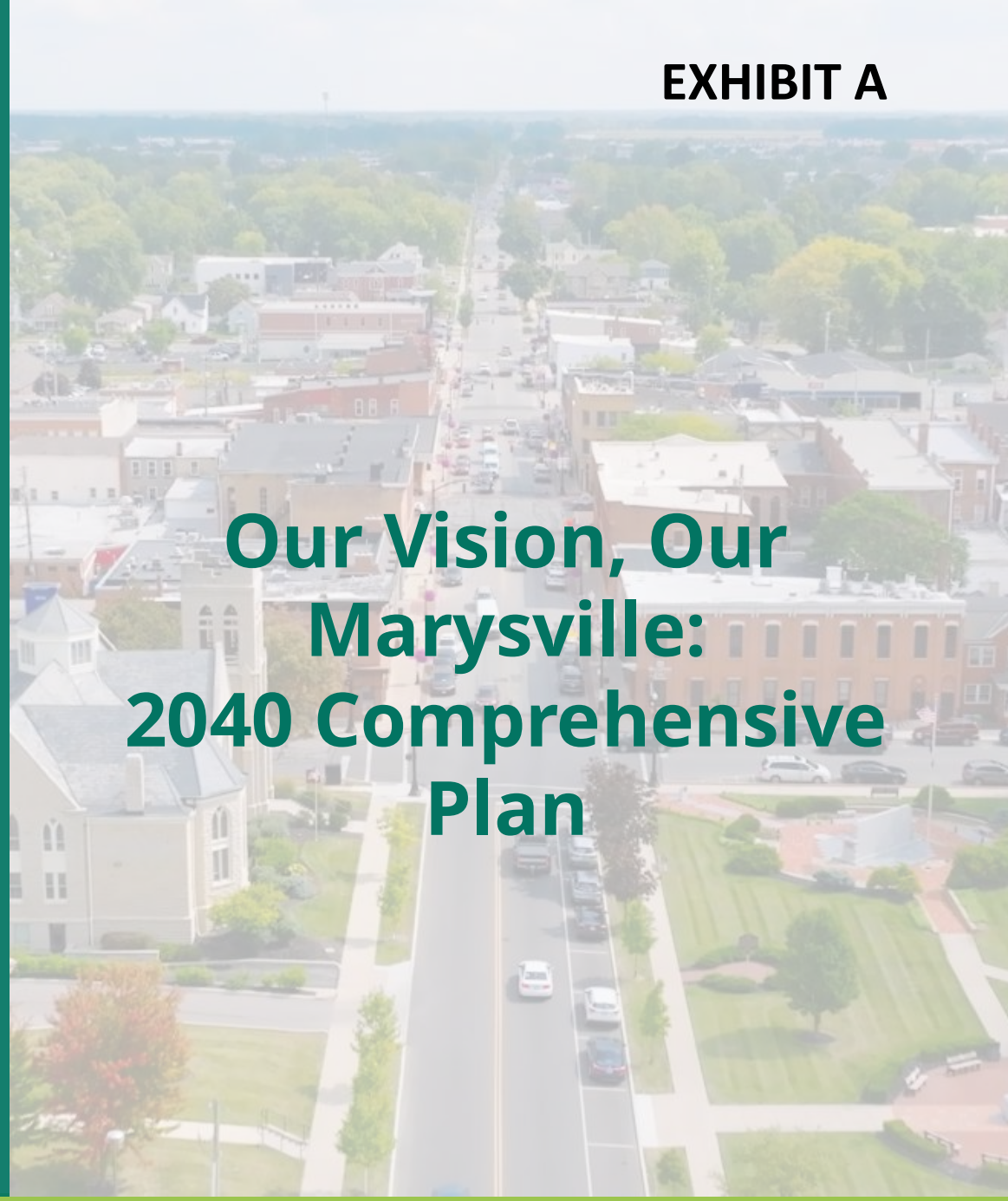
Councilman Bordner said sustainability is important and the investments made have to make sense. As we continue to evolve as a society, we need to consider what incentives make sense in terms of sustainability. Councilwoman Young said that Joplin, Missouri is a great example of a municipality creating sustainability initiatives. They did this after a tornado took out their town. There was general discussion regarding sustainable development opportunities and President Hunter said it is great to have farmland open for development, but we need to look at other areas that are landlocked, such as Upper Arlington, and how they remain sustainable in terms of funding. Councilman Boerger said infill development and going vertical is something that we will need to consider. Further, he said that we need to consider how a retention pond can be transformed into a wetland with native plants. President Hunter said there should be consideration for how to build differently than Coleman's Crossing that results in increased financial need from the City with curb cuts and traffics improvements. We need to determine how future development can occur so that the funding will be available when improvements are necessary. Having projects that are sustainable financially for the City is imperative.

ADJOURN: There being no further business to bring before Council, Councilman Bordner moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 6:48 p.m.

EXHIBIT A

City Council Meeting

August 24, 2026



Our Vision, Our Marysville: 2040 Comprehensive Plan

Goal of this Conversation

Calibrate growth projections with land use, economic development, housing, and sustainability.

2040 Land Use Plan Council Meeting Topics

August 10 Meeting

- Transportation and Mobility
- Infrastructure
- Parks and Open Space

August 24 Meeting

- Land Use
- Economic Development
- Housing
- Sustainability

Building on Existing Plans

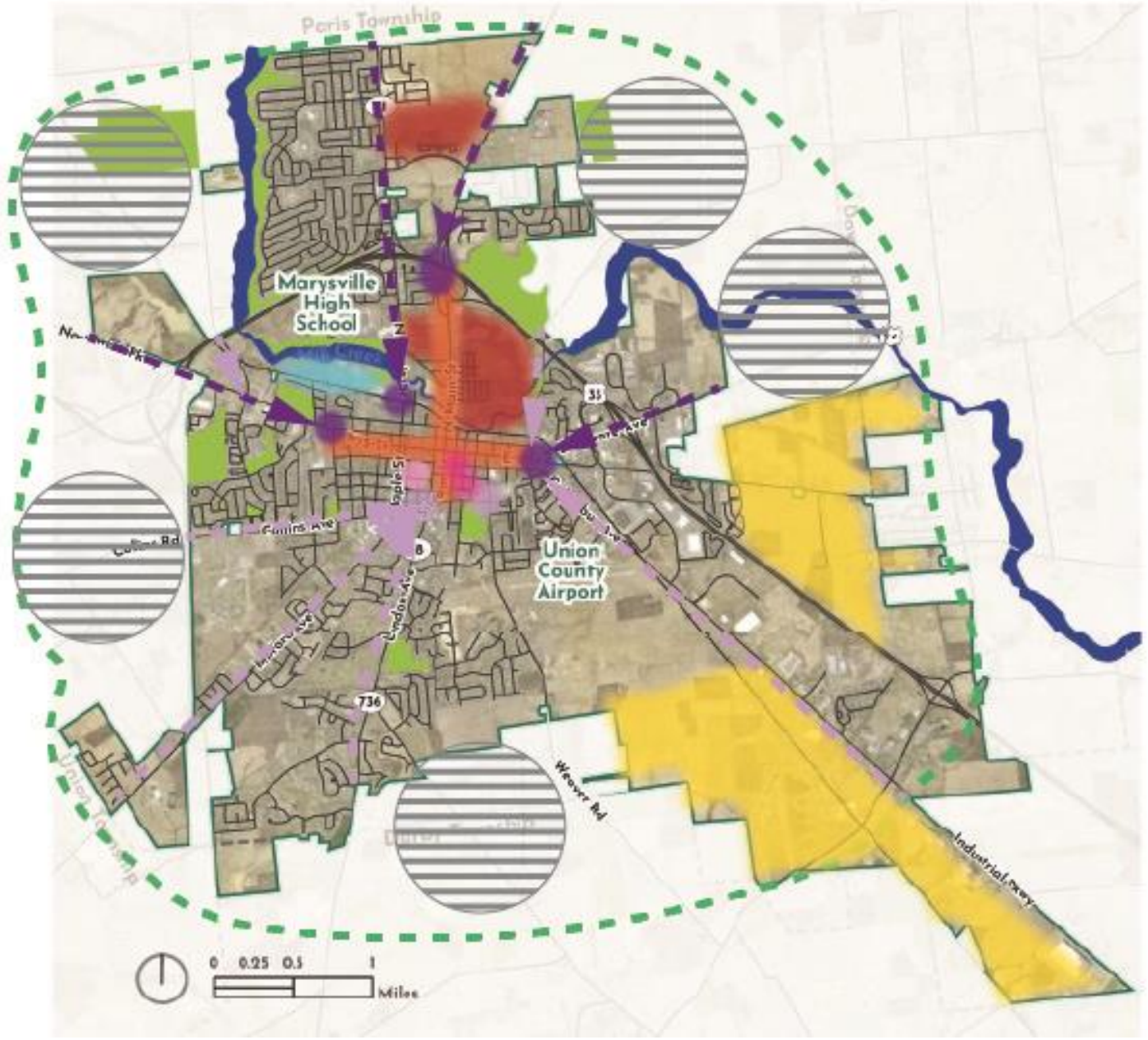
The land use planning process is building on the following recently completed or adopted plans:

- Economic Development Strategic Plan (Draft)
- Community Vision (2026)
- Parks and Recreation Master Plan (2025)
- Urban Forestry Strategic Plan (2025)
- Water Master Plan (2024)
- Thoroughfare Plan (2023)
- Wastewater Master Plan (2020)



Vision Plan Opportunities

- Primary Gateways (pg 51)
- Secondary Gateways (pg 51)
- Expanded Uptown (pg 53)
- Transformed Main Streets (pg 55)
- Connected Mill Creek Corridor (pg 59)
- Create Unique Parks (pg 61)
- Innovative Tech (pg 65)
- Creative Village Mixed Use (pg 67)
- Expanded Civic Realm (pg 71)
- Green Corridor (pg 121)
- Opportunity Area (pg 121)



Additional emerging topics: Retain the small town feel, Establish a healthy city-wide tree canopy, Imagine additional community programs, Create a city-wide mobility network

Land Use



Land Use

What does the Community Vision say?

- Regional Scale Considerations
  - **Cultivate a strong sense of place** – authentic, distinctive, and proud
  - **Focus inward**, on the City's cultural and historic heart, Uptown
  - Practice "**gentle density**" and use **innovative development models**
- City Scale Considerations
  - Rivers, creeks, and other natural features create soft, **natural edges** that frame growth, define boundaries, and help guide where future development occurs
  - **Consistent character** ensures the City's identity is recognizable and cohesive in every neighborhood and district

Related Emerging Topics



3. TRANSFORM MAIN STREET NORTH



4. RETAIN THE "SMALL TOWN FEEL"



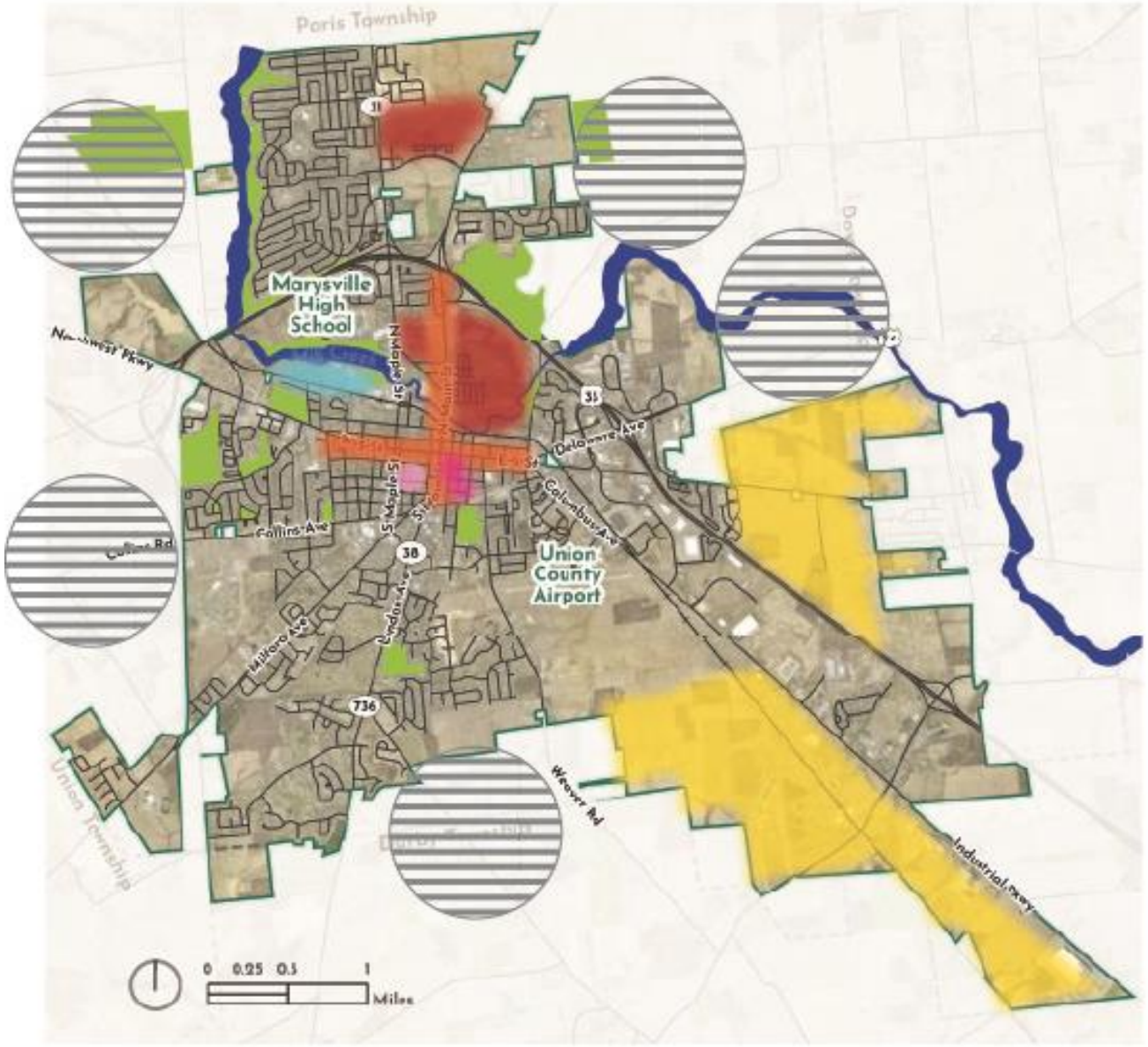
9. PROMOTE CREATIVE VILLAGE MIXED-USE DEVELOPMENTS

Land Use

What does the Community Vision say?

Relevant **Vision Plan Implementation Actions:**

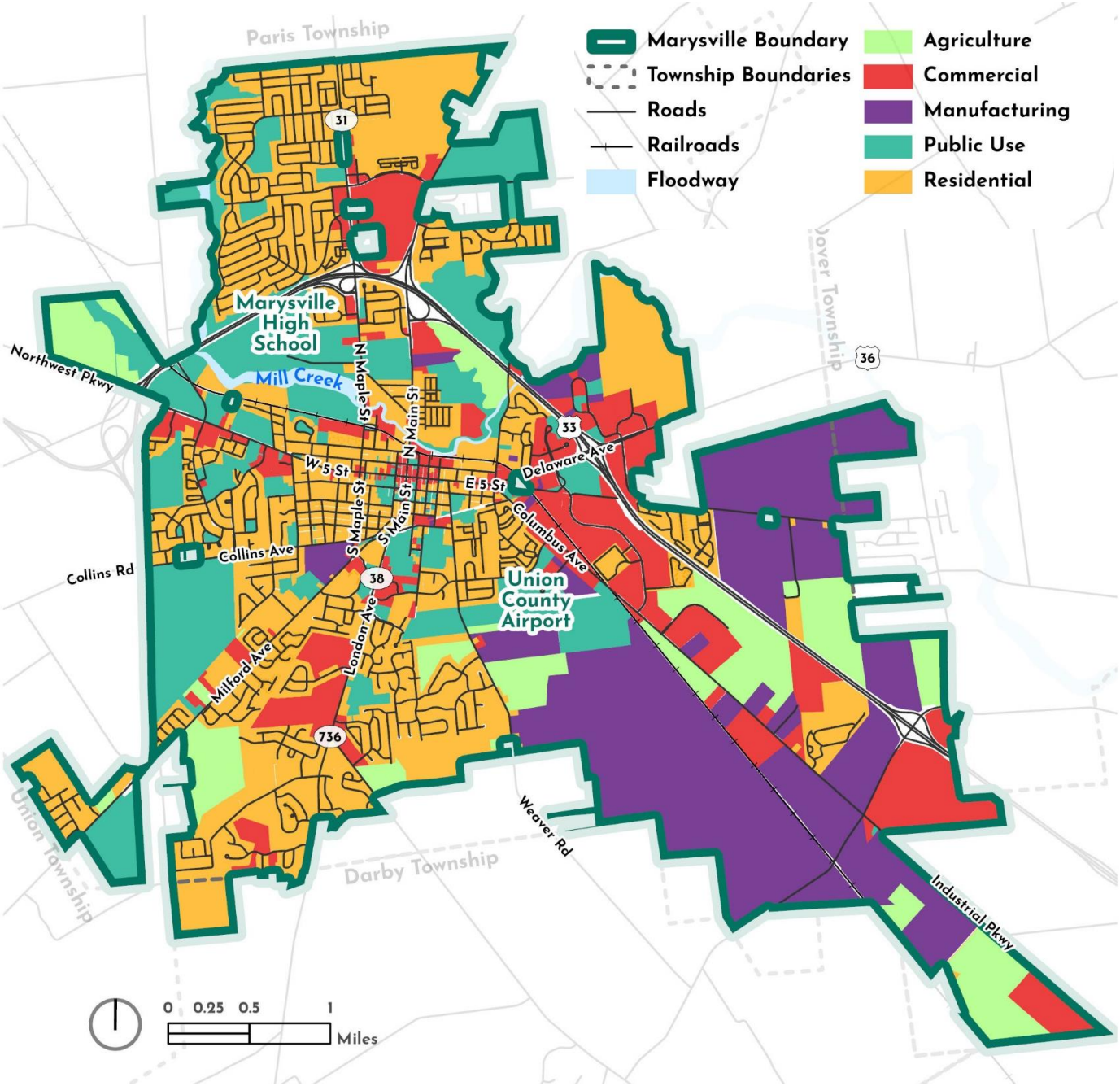
- Guide growth across districts, neighborhoods, and focus areas in a way that preserves small-town character and embracing opportunity
- Emphasize placemaking, create destinations that foster connection, wellness, and civic pride
- North Main Street (long-term), Mill Creek Corridor (long-term), Innovation Technology area



Land Use

Existing Conditions: Existing Land Use

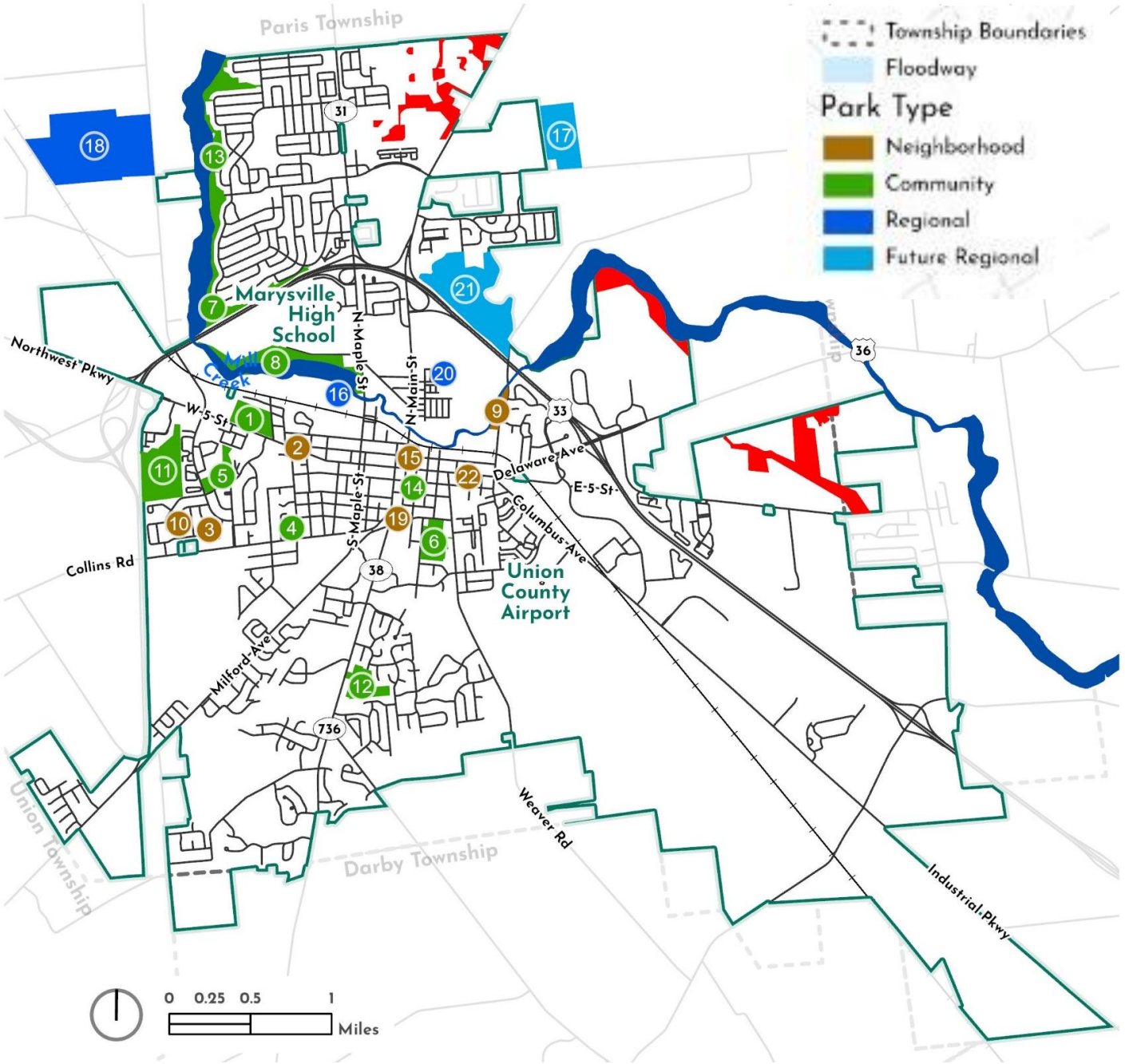
Land Use	Percentage
Manufacturing	**26.7%**
Residential	23.8%
Public Use (including parks)	20.6%
Commercial	16%
Agriculture	12.8%



Land Use
Parks and Open Space

	Park Name
1	American Legion Memorial Park
2	McCloud Park
3	Trinity Park
4	Lewis Memorial Park
5	Aldersgate Park
6	Eljer Park
7	Mill Valley Park South
8	Schwartzkopf Park
9	McCarthy Park
10	Butterfly Park
11	MacIvor Woods

	Park Name
12	Greenwood Park
13	Mill Valley Park Central
14	Partners Park
15	Hatfield CornerPark
16	Bark Park
17	Union County Joint Recreational Facility
18	Reservoir Park
19	Morey Park
20	BMX Race Track
21	Scott Family Park
22	Culbertson Park



Draft Character Type Discussion

DRAFT Character Types

August 24, 2026

Type	Passive Open Space and Natural Preservation	Parks and Recreation	Suburban Neighborhood	Conservation Neighborhood	Traditional Neighborhood	Employment Center
Description	These areas are characterized by natural landscapes, environmentally sensitive features, and open spaces intended for conservation and passive recreation. Uses may include native habitats, woodlands, wetlands, stream corridors, greenways, and undeveloped open space. Improvements are generally limited to features that support low-impact activities, such as walking trails and overlooks.	These areas are characterized by public parks, recreational facilities, and community gathering spaces that support a wide range of activities. Uses may include neighborhood parks, community parks, playgrounds, sports fields, plazas, event spaces, and recreational amenities. Parks are designed to be accessible and welcoming destinations that serve residents of all ages and abilities. In addition to providing standard recreational facilities, these areas may incorporate unique attractions, public art, trails, and programming.	These areas are predominantly single-family residential development organized within neighborhood settings. Housing styles, lot sizes, and architectural character are generally consistent throughout individual neighborhoods. Streets typically feature low traffic volumes and may include sidewalks, street trees, parks, and other neighborhood-serving amenities. Connectivity between neighborhoods and adjacent destinations is often limited due to curvilinear street patterns, cul-de-sacs, and a lack of direct pedestrian and bicycle connections.	These areas are primarily residential in use. They are designed to conserve and integrate natural features, open spaces, and environmental resources into the neighborhood fabric. Uses may include single-family homes, townhomes, cottages, and other residential housing types arranged to protect woodlands, stream corridors, wetlands, scenic views, and other natural assets. Development is typically organized using conservation design principles that cluster homes and infrastructure to maximize the amount of permanently protected open space. Trails, greenways, and natural areas are seamlessly incorporated into the neighborhood.	These areas feature a mix of residential uses, including single-family homes, townhomes, and duplexes. Lots are arranged within a compact and interconnected neighborhood pattern. These areas may include historic neighborhoods. Homes and buildings are generally located on smaller lots with shallower setbacks, creating a more walkable neighborhood. Cottage courts and other clustered housing arrangements are encouraged around shared open spaces. Streets are typically organized in a connected grid pattern with sidewalks, street trees, and convenient access to parks, schools, and neighborhood businesses. Architectural styles may vary, particularly in historic areas, while maintaining a strong neighborhood identity.	These areas are characterized by industrial, manufacturing, and related employment uses that support the City's economic base and provide opportunities for job creation and investment. Development typically consists of larger buildings on larger lots with accommodations for freight movement, outdoor storage, service areas, and supporting infrastructure. Sites are generally located near major transportation corridors to provide efficient access for employees, suppliers, and distribution networks. Landscaping, buffering, and site design should help minimize impacts on adjacent uses while maintaining an attractive business environment. Streets and utilities are designed to support industrial operations and future expansion.
Intent	Protect natural resources and sensitive environmental features. Preserve community character through conservation of open space. Expand greenway and trail connections.	Provide high-quality recreational opportunities. Create unique and destination-oriented parks. Enhance community health, wellness, and social interaction. Improve access and connectivity to parks and recreational amenities.	Provide stable, attractive residential neighborhoods. Support a variety of housing options. Improve neighborhood connectivity and mobility. Enhance access to parks, schools, and community amenities.	Balance residential growth with resource conservation. Create unique neighborhoods that offer direct access to nature and open space. Encourage development patterns that minimize environmental impacts and preserve community character.	Support a range of housing options. Encourage walking, social interaction, and neighborhood connectivity. Encourage compatible infill and redevelopment. Improve neighborhood connectivity and mobility. Enhance access to parks, schools, and community amenities.	Support employment-generating industrial development. Maintain access to transportation and utility infrastructure. Encourage high-quality industrial investment and expansion. Protect adjacent uses through appropriate design and buffering.
Primary Use	Parks, Open Space, Agriculture	Parks, Recreation	Single-family Residential	Single-family Residential, Attached Single-family Residential, Multi-family Residential	Single-family Residential, Attached Single-family Residential, Multi-family Residential	Manufacturing, Industrial, Logistics, Office
Secondary Use		Agriculture	Parks, Open Space, Agriculture	Parks, Open Space	Neighborhood Commercial, Institutional, Parks, Open Space	Limited Commercial, Institutional, Parks, Open Space,
Photo						

OVER

Economic Development



Economic Development

What does the Community Vision say?

- Regional Scale Considerations
  - Foster long-term **economic vitality and community growth, attract new businesses and residents, promote tourism**
  - Robust local development includes **thriving businesses**
- City Scale Considerations
  - New Village Mixed-Use Districts include **ground floor retail and flexible commercial spaces with upper floor residential**
  - **Diversified car-oriented commercial development**

Related Emerging Topics



2. EXPAND AND ENLIVEN UPTOWN MARYSVILLE



3. TRANSFORM MAIN STREET NORTH



4. RETAIN THE "SMALL TOWN FEEL"



8. CREATE INNOVATIVE TECH-INDUSTRIAL DEVELOPMENTS



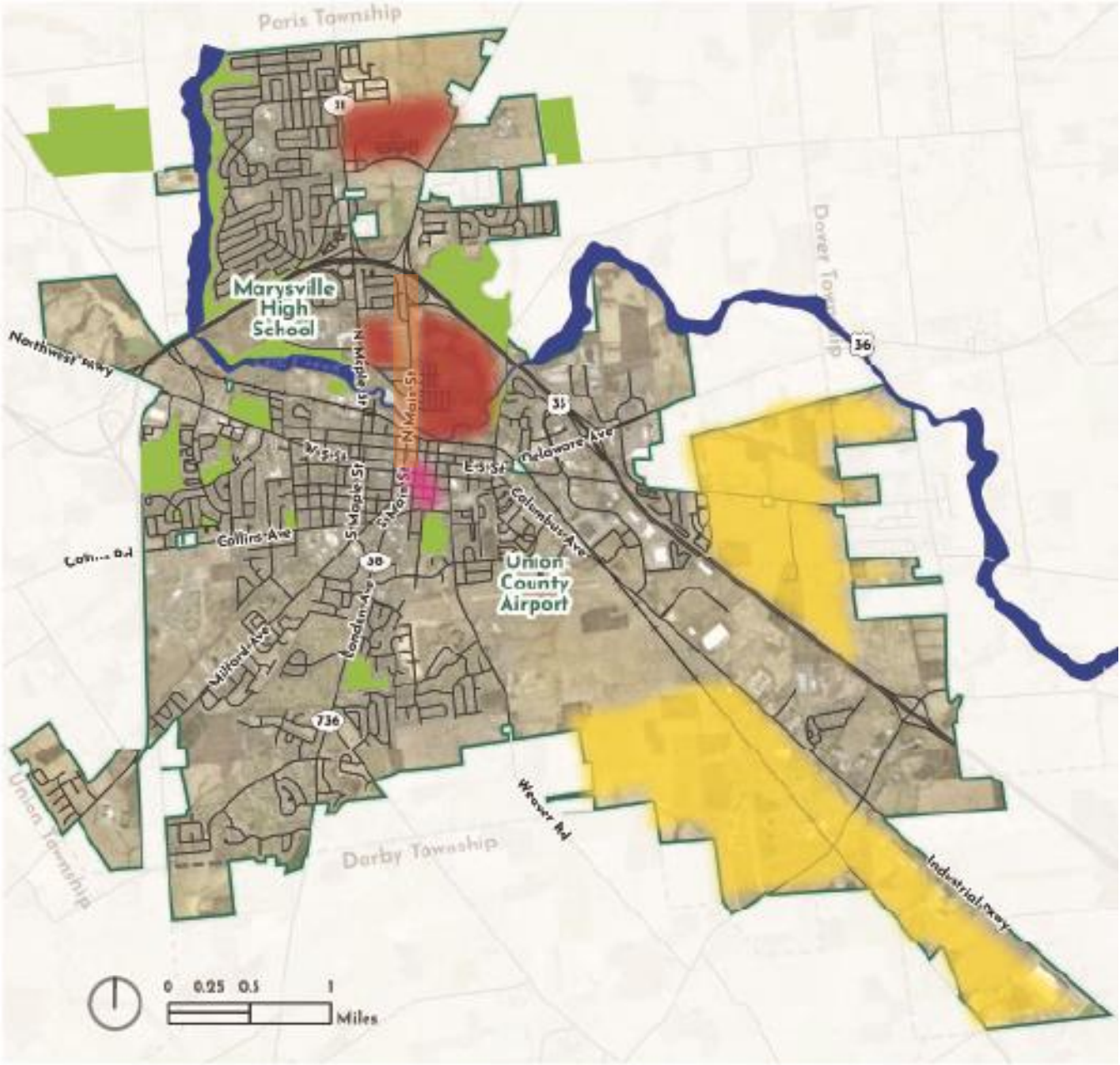
9. PROMOTE CREATIVE VILLAGE MIXED-USE DEVELOPMENTS

Economic Development

What does the Community Vision say?

Relevant **Vision Plan Implementation Actions**:

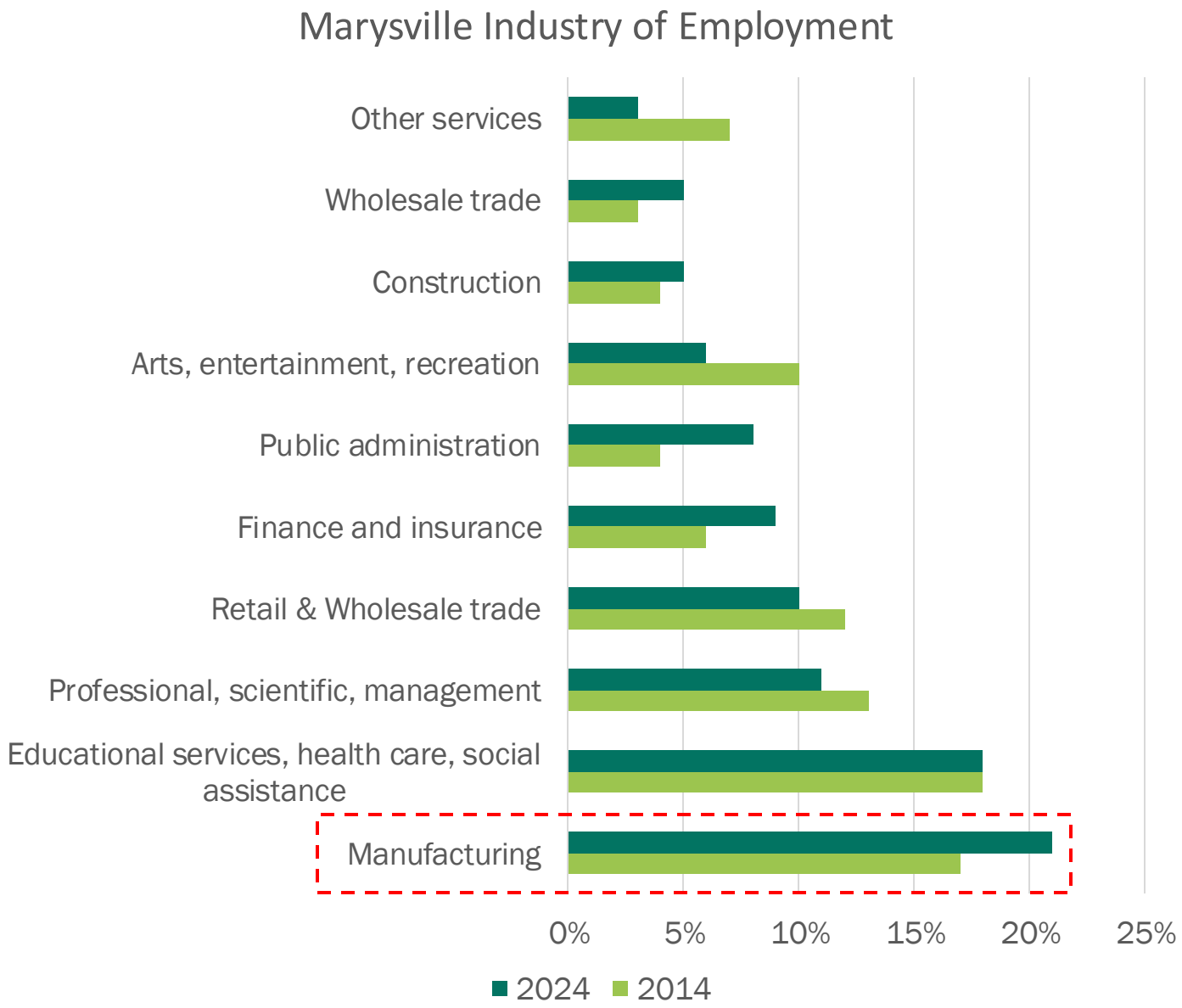
- Support economic growth through strategic development, redevelopment, and investment.
- Create vibrant destinations that attract businesses, talent, and visitors while reinforcing community identity.
- Projects
  - North Main Street (long-term)
  - Uptown Expansion
  - Innovative Tech Corridor



Economic Development

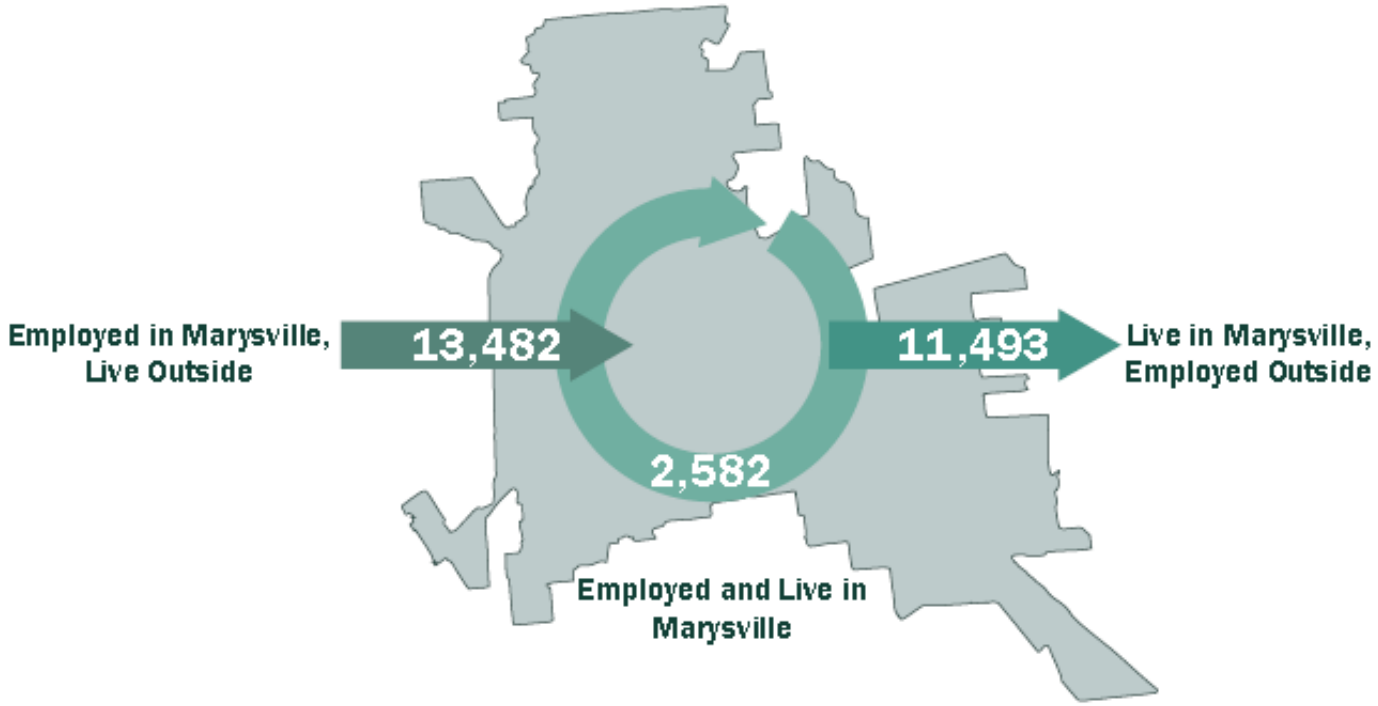
Employment of Residents

- Manufacturing is the largest employment sector for Marysville residents.
- Marysville 2014-2025
  - Strong growth occurred between 2014 and 2024, reflecting a diversifying local economy.
    - Public administration (+822 jobs)
    - Finance (+697 jobs),
- The number of employed residents increased by 4,600 from 2014 to 2024.



Economic Development
Existing Conditions: Commuting

- The City **attracts more workers** than it sends elsewhere.
- The average commute time for a Marysville resident, regardless of where they work, is **21 minutes.**



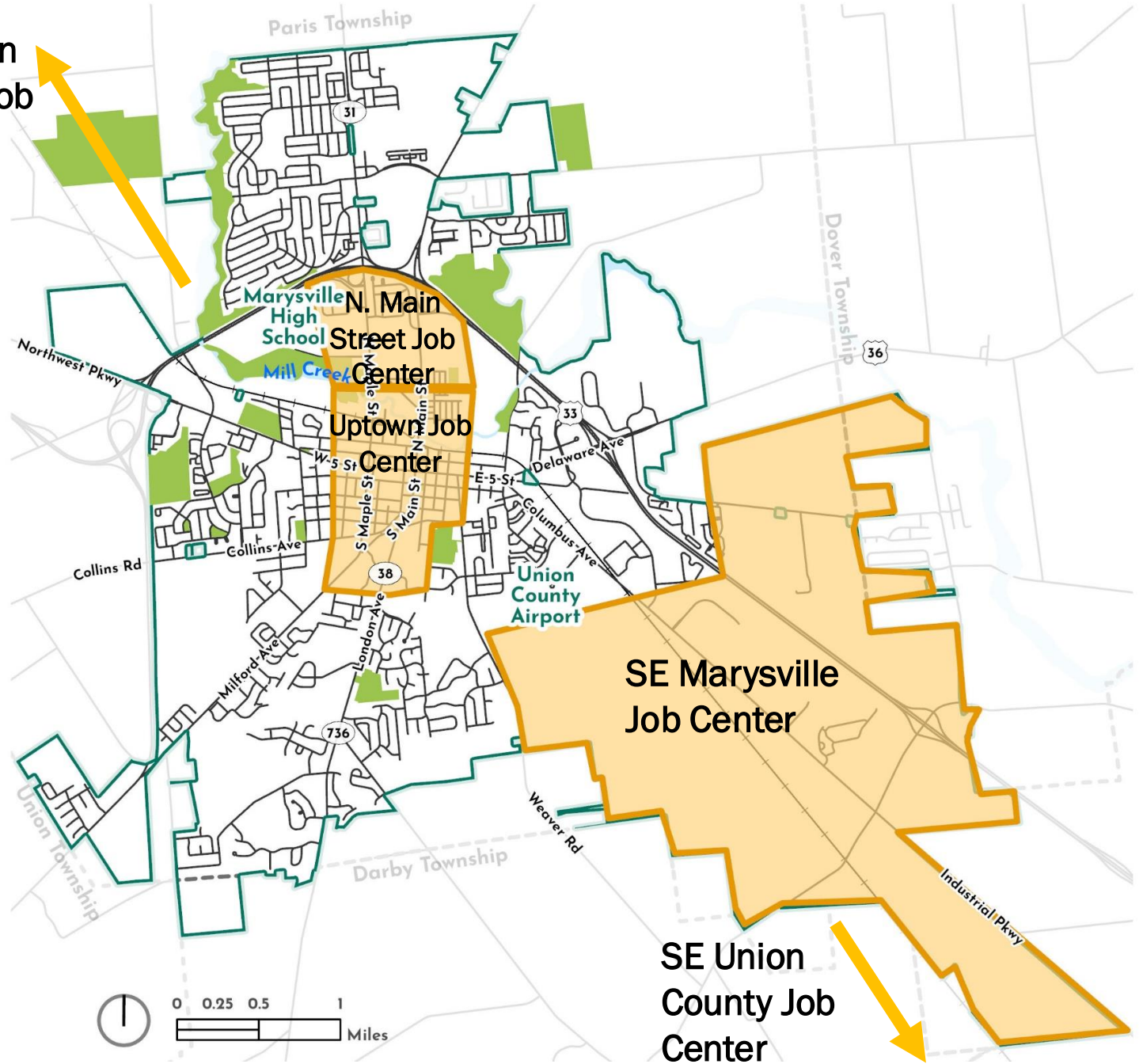
Economic Development

DRAFT Forward Union-Marysville Economic Development Strategic Plan (2026)

- Identifies three strategic goals
    1. Increase collaboration and communication efforts.
    2. Support legacy companies while diversifying business base.
    3. Enhance livability assets through new development/redevelopment.
- Identifies seven target sectors:
    1. Legacy Business and Industry
    2. Advanced Manufacturing and R&D
    3. Corporate and Regional HQ
    4. Entrepreneurs and Innovators
    5. Foreign Direct Investment
    6. Financial and Business Services
    7. Retail, Entertainment, and Hospitality
- Identifies opportunities for economic prosperity, business attraction, and redevelopment.
- Supports investments that enhance community amenities, connectivity, and quality of life.

Economic Development

Future Job Centers



Note: This map was developed through conversations with the Union County-Marysville Economic Development Partnership.

Economic Development

Discussion Questions

1. How can future growth support both economic prosperity and quality of life for residents?
2. What barriers to business attraction, expansion, or entrepreneurship should the City help address through planning and development policies and processes?
3. How can the City encourage innovation, technology, and emerging industries?

Housing



Housing

What does the Community Vision say?

- Regional Scale Considerations
  - **Foster diverse housing** and robust local development
- City Scale Considerations
  - Create new **mixed-use housing** in the Mill Creek Development Corridor, vibrant, walkable neighborhoods
  - **Variety of housing types with smooth transitions** from high-density areas to single-family neighborhoods, maintaining neighborhood character
  - **Consistent character** ensures the City's identity is recognizable and cohesive in every neighborhood and district
  - Identify "**gentle density" opportunity zones** for tailored infill and innovative small-scale residential development
  - Create **vibrant Uptown living**

Related Emerging Topics



4. RETAIN THE "SMALL TOWN FEEL"



6. CREATE UNIQUE AND DESTINATIONAL PARKS



9. PROMOTE CREATIVE VILLAGE MIXED-USE DEVELOPMENTS

Housing

What does the Community Vision say?

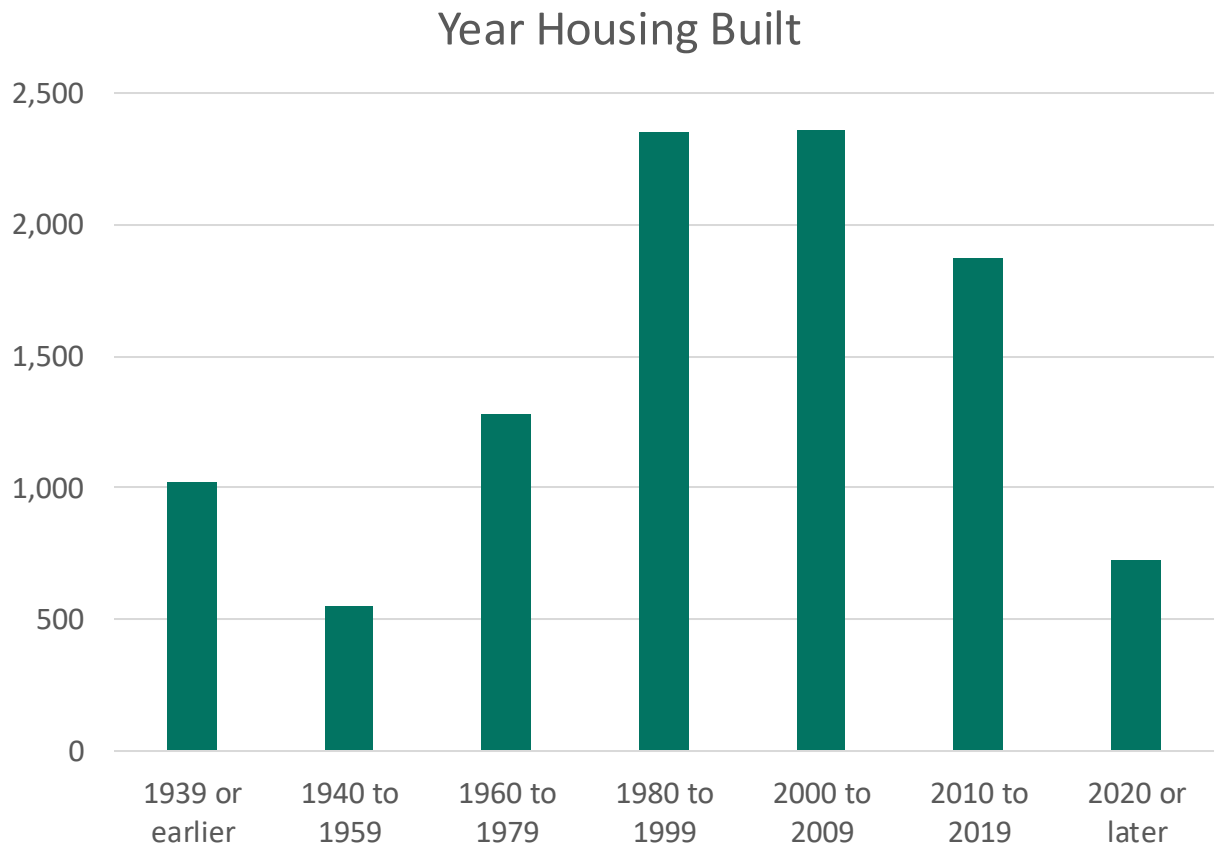
Relevant **Vision Plan Implementation Actions**:

- Support a diverse mix of housing types that accommodate residents at different life stages while preserving community character.
- Encourage walkable, amenity-rich residential areas that foster social interaction, wellness, and a strong sense of place.
- Projects
  - Uptown infill (long-term)
  - Village Mixed-Use Redevelopment Opportunities



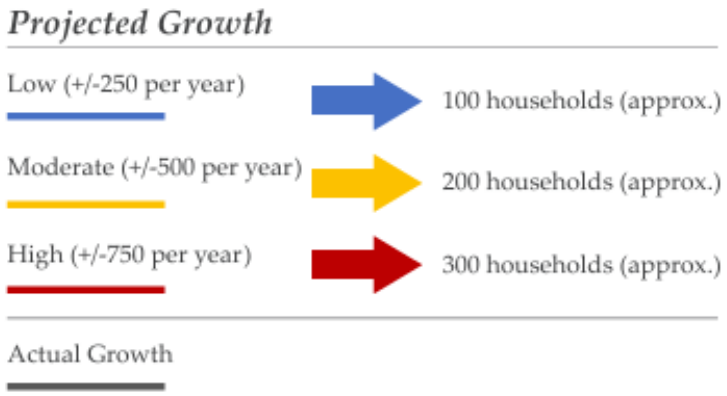
Housing
Existing Conditions

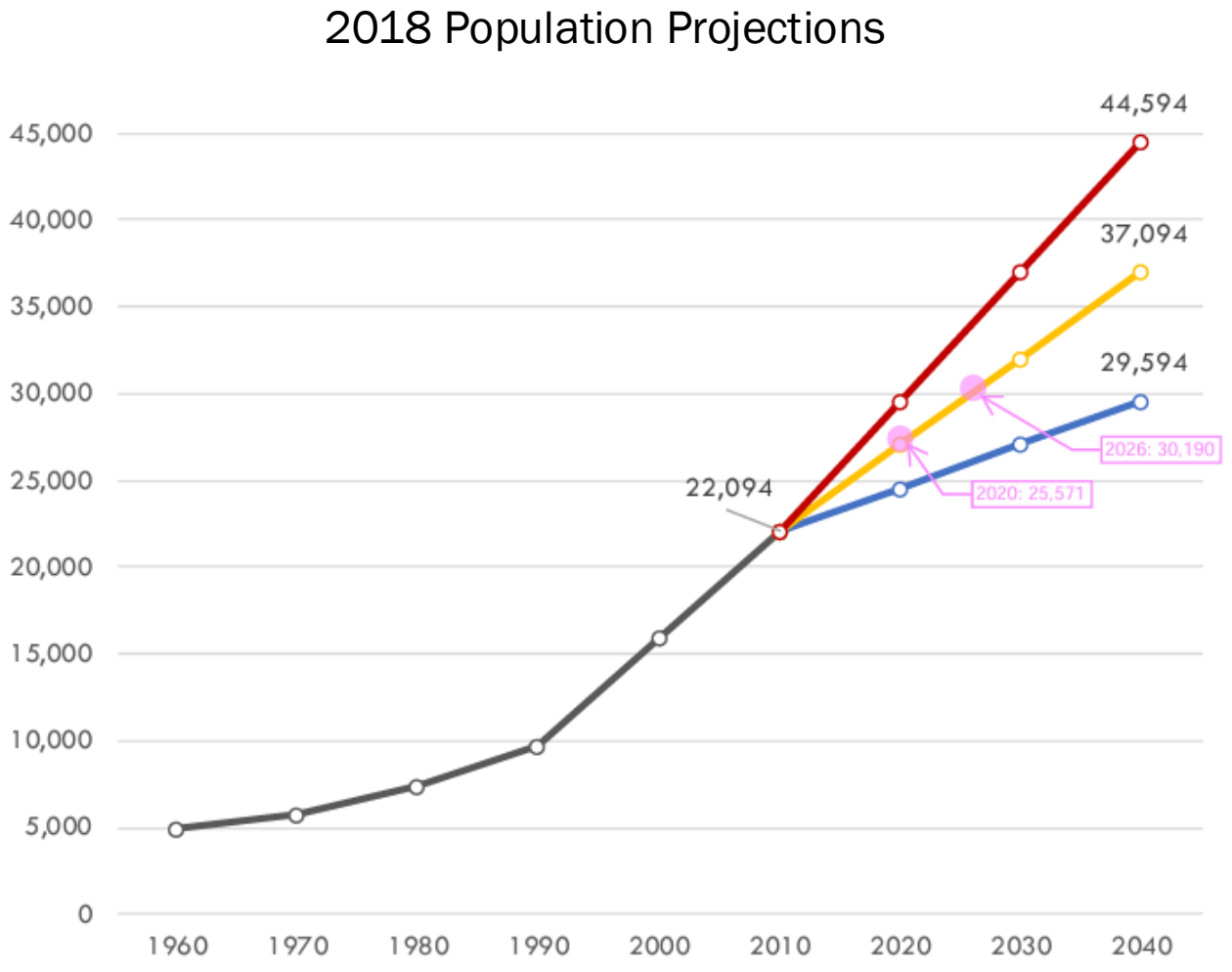
- Housing growth has been strong, with approximately 2700 new homes since 2021
  - 791 single-family
  - 377 single-family attached
  - 1524 multi-family
- Nearly a quarter of the housing stock has been built since 2010
- The vacancy rate in 2024 was only 3%, showing there is still strong demand



Housing and Population

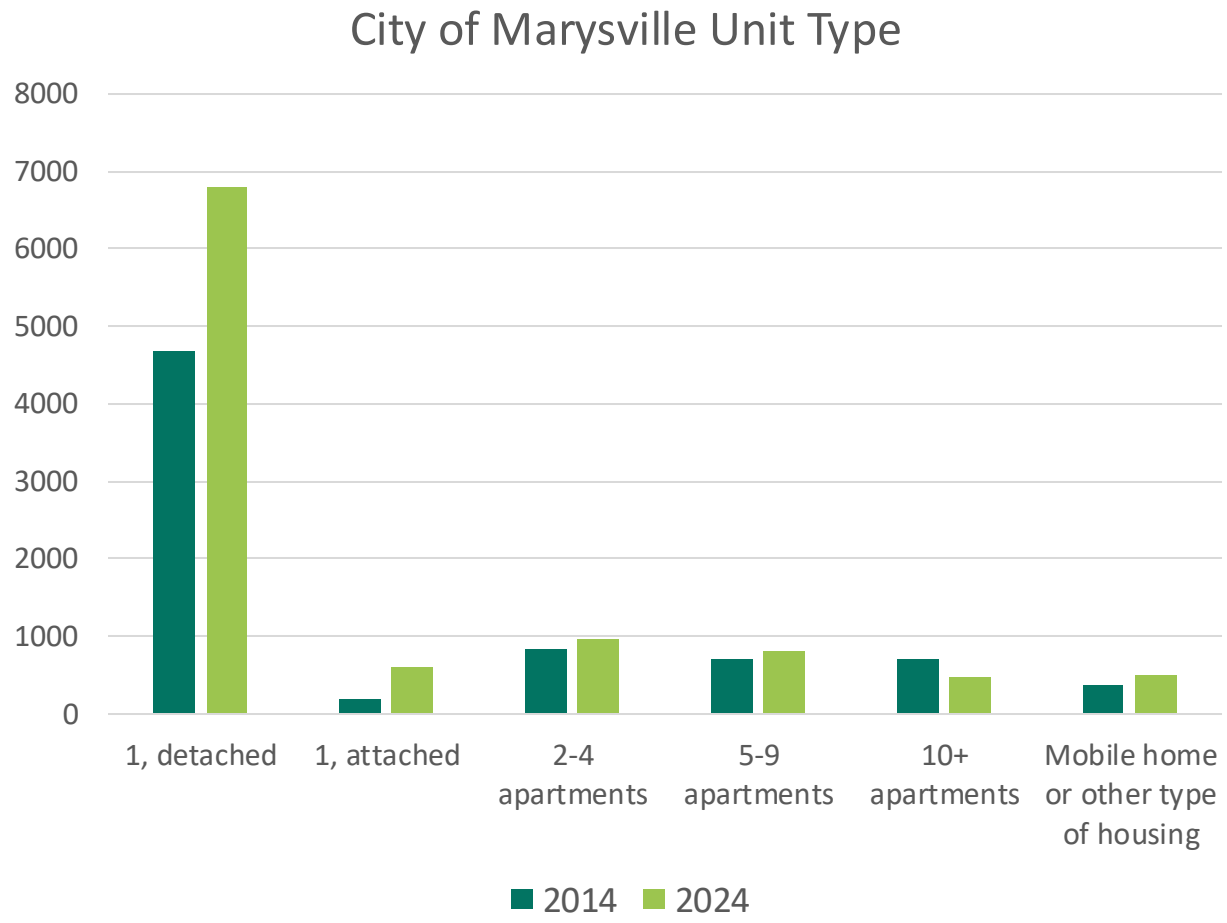
- Population is tracking the moderate 2018 projection
- 2700 new homes since 2021
  - Approximately 540 new homes per year





Housing
Existing Conditions

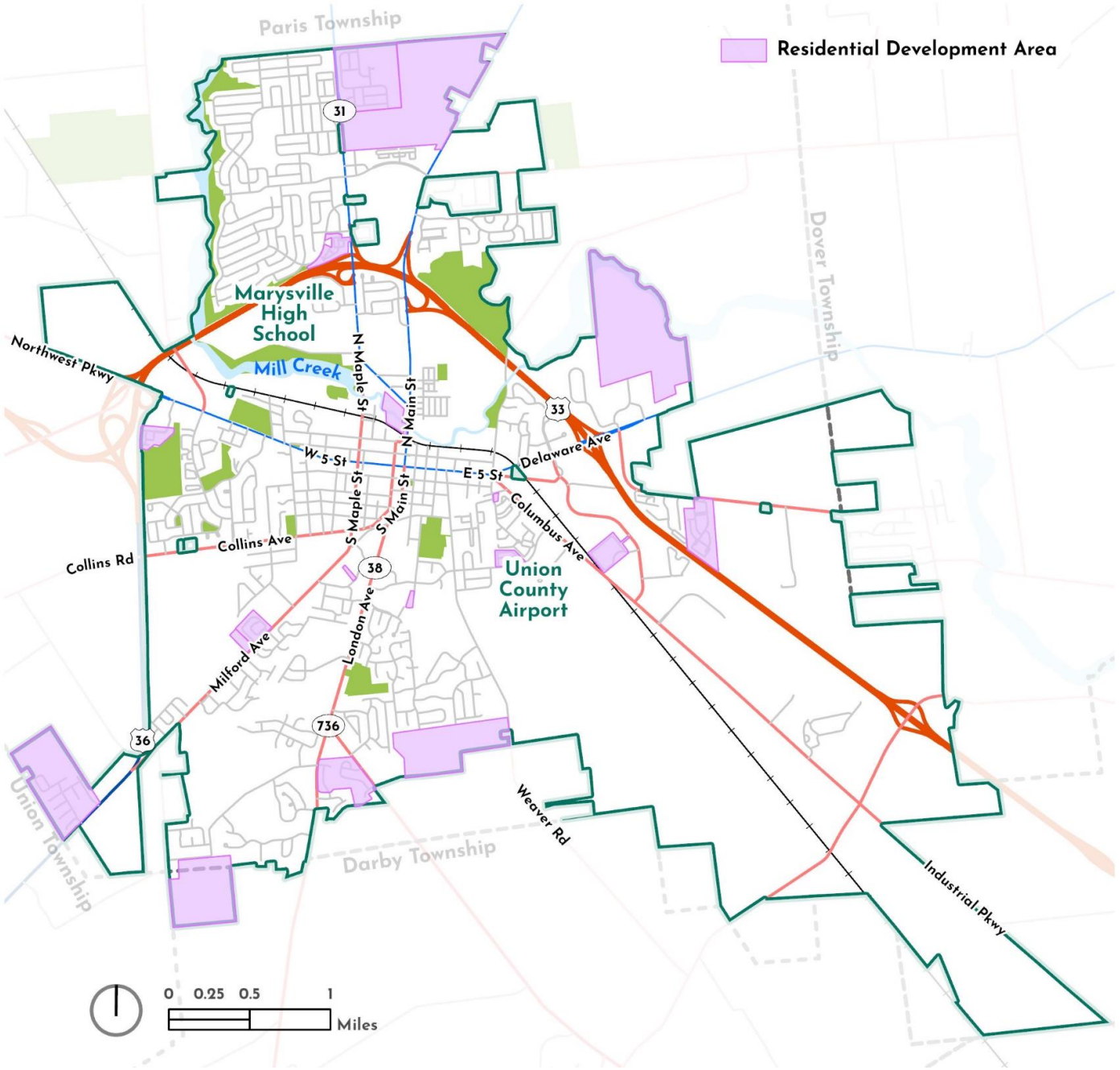
- Single-family homes make up most of the housing stock, but housing options are becoming more diverse
- Median home value in Marysville
  - 2024: $300,800
  - 2025: $387,500
  - 2026 YTD: $380,000
- One third of householders are 55 or older



Housing
Residential Development Areas

- These projects are Approved with some Under Construction

The City will remain cognizant of the schools as the planning process progresses.



Housing
Discussion Questions

- What types of housing will be needed to support Marysville's long-term growth and workforce needs?
- What type of direction should we be giving incoming housing developers right now?

Stakeholder Discussions:

- How is housing impacting their employees?
- What are their pay ranges for their employees?

Sustainability



Sustainability

What does the Community Vision say?

- Regional Scale Considerations
  - **Leverage existing green infrastructure** to reduce reliance on automobile transportation and enhance sustainability and resilience
- City Scale Considerations
  - The **sustainability ethic** – sustainability should guide decision making
  - **Preserve existing trees and landscape buffering** for ecological balance and community character
  - The **Shaded City** - grow the tree canopy cover to enhance environmental quality, reclaim historic identity
  - Take advantage of **natural amenities**, including the Mill Creek
  - Incorporate sustainability into **creative land use opportunities**

Related Emerging Topics



5. ESTABLISH THE MILL CREEK CORRIDOR AS AN ASSET



6. CREATE UNIQUE AND DESTINATIONAL PARKS



7. ESTABLISH A HEALTHY CITY-WIDE TREE CANOPY



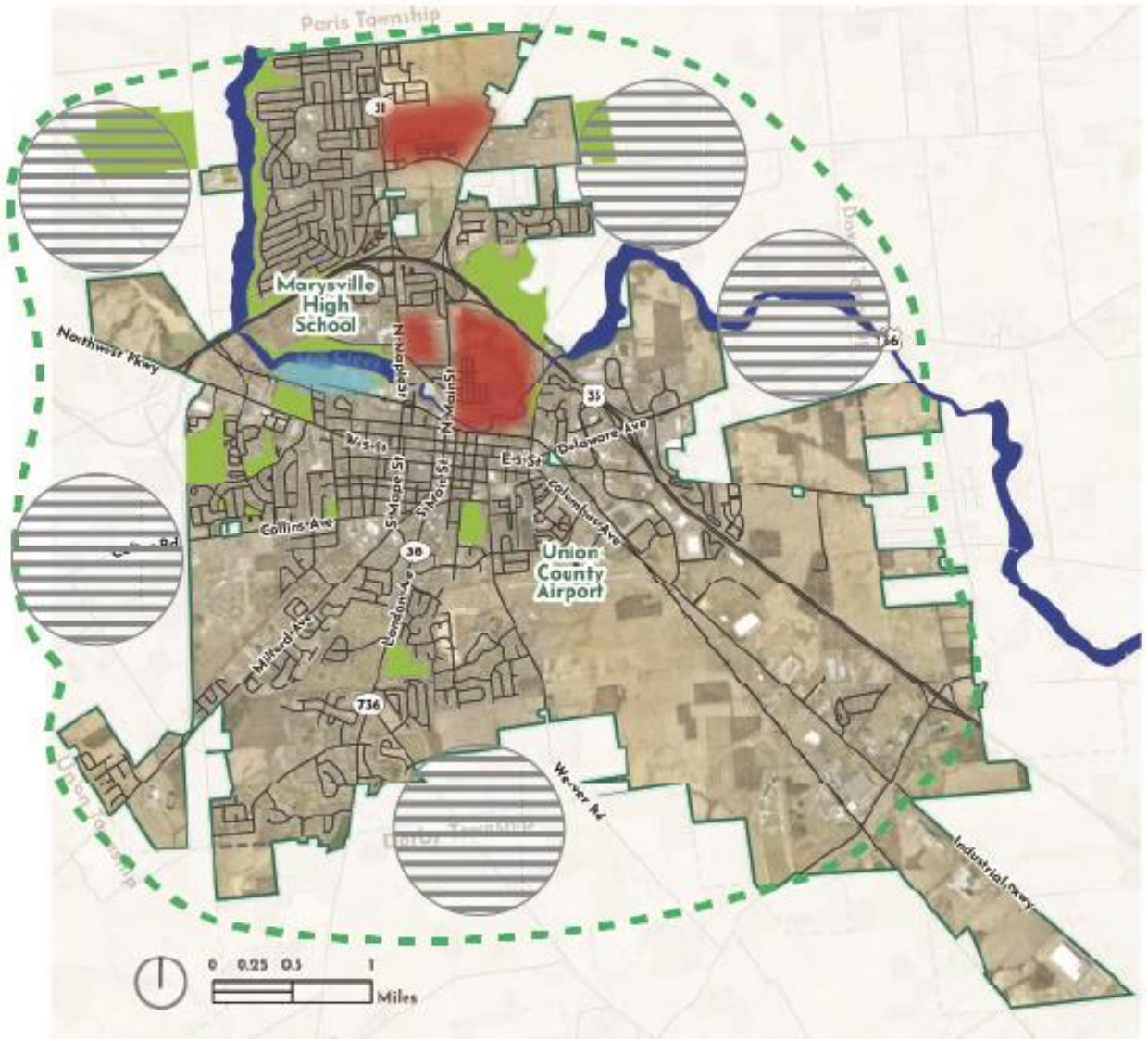
12. CREATE A CITY-WIDE MOBILITY NETWORK

Sustainability

What does the Community Vision say?

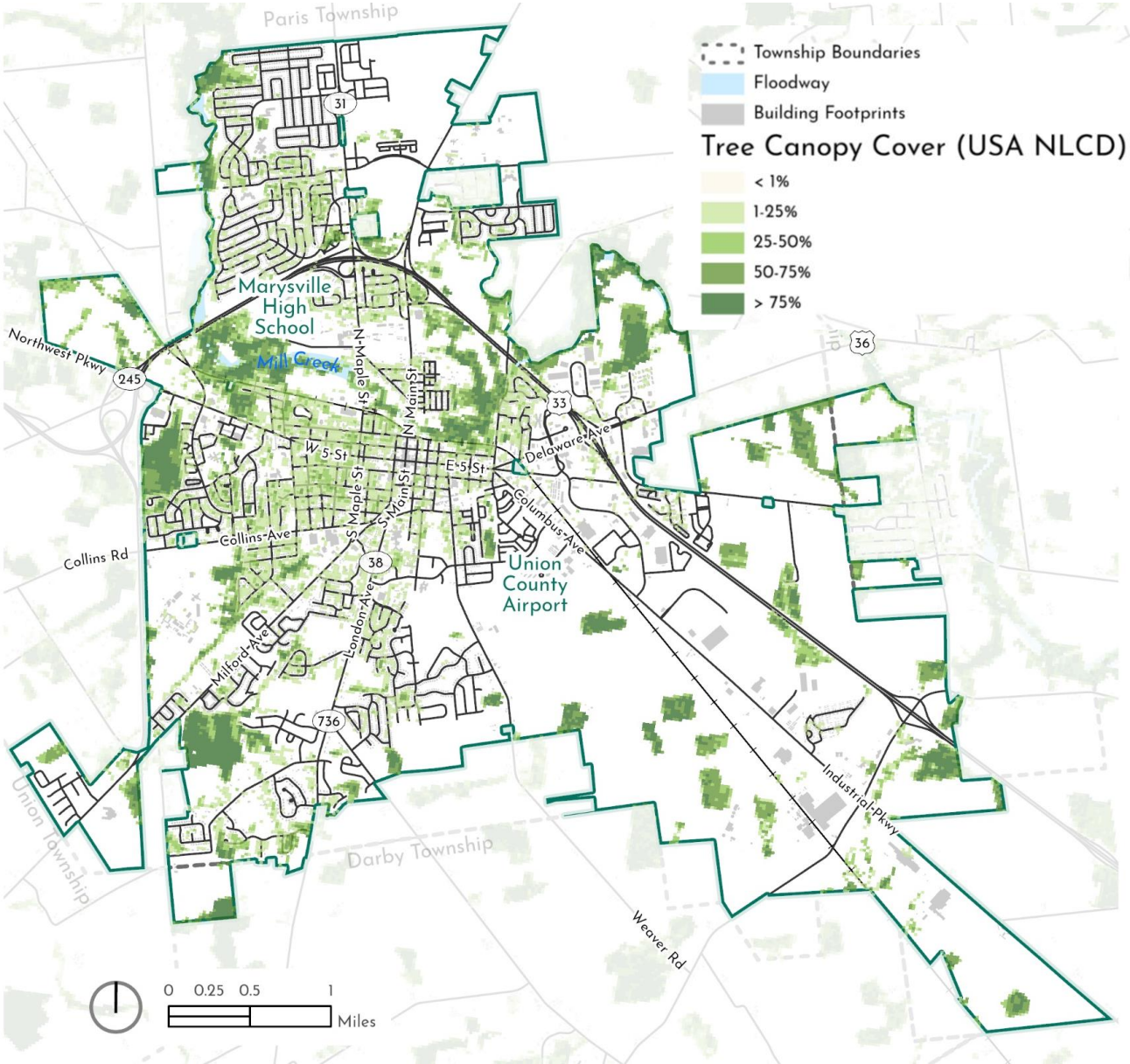
Relevant **Vision Plan Implementation Actions**:

- Preserve open space and protect natural resources
- Strategic growth is sustainable, thoughtful, and inclusive



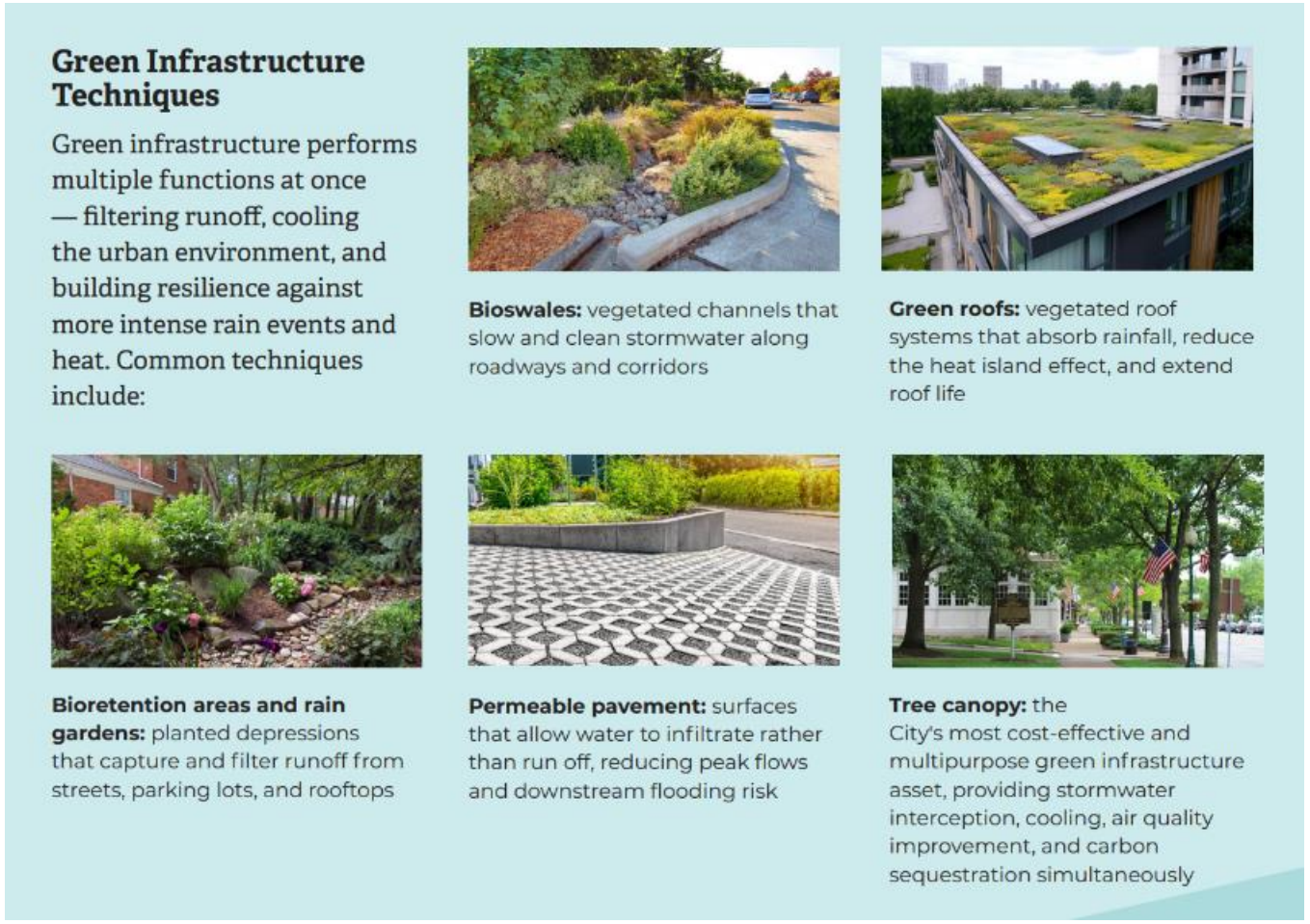
Sustainability
Urban Forestry Strategic Plan (2025)

- City canopy remains relatively flat at 16.4%, trailing peer communities
- Agricultural land contains over 80% of the city's available space for future planting
- Floodplains and public lands maintain high canopy, providing natural anchors for future greenways
- Commercial and industrial zones have the lowest canopy – industrial areas provide more plantable buffer space
- Older residential neighborhoods are losing mature trees, while newly built subdivisions exhibit minimal canopy



Sustainability
Land Use Plan Integration Examples

- Increase the urban tree canopy (as identified in the UFSP)
- Integrate green infrastructure into projects
- Native landscaping standards
- Update requirements for sustainable materials in new buildings
- Utilizing modern technology to make services like utilities and quality of life amenities more sustainable
- August 10 Meeting Discussion:
  - Sustainable infrastructure - wildflowers
  - Ecosystems in development - solar panels over parking
  - Solar panels on lakes
  - Incentives for businesses for including paths and sustainable practices
  - Strategic initiatives to "balance grid"



Sustainability
Discussion Questions

1. Beyond current urban forestry efforts, where should the City focus its sustainability investments over the next 15 years?
2. How can future growth and development better incorporate sustainability practices?
3. How should sustainability influence decisions about development, infrastructure, and redevelopment?

Staff recommends including sustainability recommendations throughout every section of the plan.

Next Steps

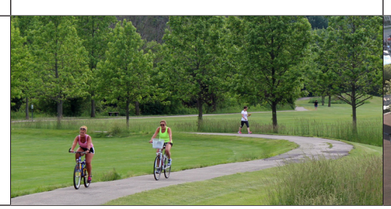
Citizen Advisory Committee (8/26)

Public Engagement (9/23)

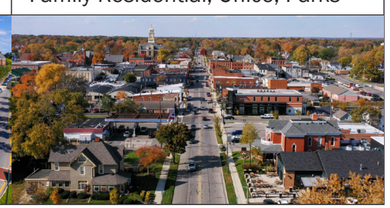


EXHIBIT B: DRAFT Character Types

August 24, 2026

Type	Passive Open Space and Natural Preservation	Parks and Recreation	Suburban Neighborhood	Conservation Neighborhood	Traditional Neighborhood	Employment Center
Description	These areas are characterized by natural landscapes, environmentally sensitive features, and open spaces intended for conservation and passive recreation. Uses may include native habitats, woodlands, wetlands, stream corridors, greenways, and undeveloped open space. Improvements are generally limited to features that support low-impact activities, such as walking trails and overlooks.	These areas are characterized by public parks, recreational facilities, and community gathering spaces that support a wide range of activities. Uses may include neighborhood parks, community parks, playgrounds, sports fields, plazas, event spaces, and recreational amenities. Parks are designed to be accessible and welcoming destinations that serve residents of all ages and abilities. In addition to providing standard recreational facilities, these areas may incorporate unique attractions, public art, trails, and programming.	These areas are predominantly single-family residential development organized within neighborhood settings. Housing styles, lot sizes, and architectural character are generally consistent throughout individual neighborhoods. Streets typically feature low traffic volumes and may include sidewalks, street trees, parks, and other neighborhood-serving amenities. Connectivity between neighborhoods and adjacent destinations is often limited due to curvilinear street patterns, cul-de-sacs, and a lack of direct pedestrian and bicycle connections.	These areas are primarily residential in use. They are designed to conserve and integrate natural features, open spaces, and environmental resources into the neighborhood fabric. Uses may include single-family homes, townhomes, cottages, and other residential housing types arranged to protect woodlands, stream corridors, wetlands, scenic views, and other natural assets. Development is typically organized using conservation design principles that cluster homes and infrastructure to maximize the amount of permanently protected open space. Trails, greenways, and natural areas are seamlessly incorporated into the neighborhood.	These areas feature a mix of residential uses, including single-family homes, townhomes, and duplexes. Lots are arranged within a compact and interconnected neighborhood pattern. These areas may include historic neighborhoods. Homes and buildings are generally located on smaller lots with shallower setbacks, creating a more walkable neighborhood. Cottage courts and other clustered housing arrangements are encouraged around shared open spaces. Streets are typically organized in a connected grid pattern with sidewalks, street trees, and convenient access to parks, schools, and neighborhood businesses. Architectural styles may vary, particularly in historic areas, while maintaining a strong neighborhood identity.	These areas are characterized by industrial, manufacturing, and related employment uses that support the City's economic base and provide opportunities for job creation and investment. Development typically consists of larger buildings on larger lots with accommodations for freight movement, outdoor storage, service areas, and supporting infrastructure. Sites are generally located near major transportation corridors to provide efficient access for employees, suppliers, and distribution networks. Landscaping, buffering, and site design should help minimize impacts on adjacent uses while maintaining an attractive business environment. Streets and utilities are designed to support industrial operations and future expansion.
Intent	Protect natural resources and sensitive environmental features. Preserve community character through conservation of open space. Expand greenway and trail connections.	Provide high-quality recreational opportunities. Create unique and destination-oriented parks. Enhance community health, wellness, and social interaction. Improve access and connectivity to parks and recreational amenities.	Provide stable, attractive residential neighborhoods. Support a variety of housing options. Improve neighborhood connectivity and mobility. Enhance access to parks, schools, and community amenities.	Balance residential growth with resource conservation. Create unique neighborhoods that offer direct access to nature and open space. Encourage development patterns that minimize environmental impacts and preserve community character.	Support a range of housing options. Encourage walking, social interaction, and neighborhood connectivity. Encourage compatible infill and redevelopment. Improve neighborhood connectivity and mobility. Enhance access to parks, schools, and community amenities.	Support employment-generating industrial development. Maintain access to transportation and utility infrastructure. Encourage high-quality industrial investment and expansion. Protect adjacent uses through appropriate design and buffering.
Primary Use	Parks, Open Space, Agriculture	Parks, Recreation	Single-family Residential	Single-family Residential, Attached Single-family Residential, Multi-family Residential	Single-family Residential, Attached Single-family Residential, Multi-family Residential	Manufacturing, Industrial, Logistics, Office
Secondary Use		Agriculture	Parks, Open Space, Agriculture	Parks, Open Space	Neighborhood Commercial, Institutional, Parks, Open Space	Limited Commercial, Institutional, Parks, Open Space,
Photo						

OVER →

Type	Eco Tech Flex	Medical Innovation District	Civic and Institutional	Corridor Commercial	Village Mixed Use	Uptown
Description	These areas have a mix of uses designed to support innovation and employment growth. Development integrates workplaces with open spaces, recreational amenities, and high-quality infrastructure. Buildings may vary in size and configuration to accommodate a range of users. Streets and utility networks are designed to support current and future technologies while providing multimodal connections for employees and visitors. Open spaces, greenways, and environmental features are incorporated throughout the district. Sustainable design practices are encouraged, including green infrastructure, energy-efficient development, preservation of natural features, enhanced tree canopy, and stormwater management approaches.	These areas are characterized by hospitals, medical offices, outpatient facilities, and complementary uses that support healthcare delivery and community wellness. Anchored by Memorial Hospital, development is organized in a coordinated campus setting that serves as a regional healthcare destination and major employment center. The campus integrates healthcare facilities with offices, supporting commercial uses, lodging, and open spaces. Buildings may vary in size but are connected through a network of streets, sidewalks, and landscaped areas that enhance accessibility. High-quality design, wayfinding, and public spaces contribute to a welcoming environment while supporting future expansion. Sustainable design practices are encouraged throughout the district.	Uses in these areas may include schools, libraries, government buildings, public safety facilities, community centers, and other civic destinations. Buildings and sites are designed to serve as community landmarks with high-quality architecture, attractive public spaces, and connections to surrounding neighborhoods. Pedestrian access, gathering spaces, landscaping, and civic amenities help create welcoming environments. Future civic and institutional development should reflect the unique character of Marysville, reinforce a strong sense of place, and anticipate the evolving needs of residents by providing flexible facilities, services, and spaces.	These areas are characterized by predominantly commercial uses located along major roadways and corridors, serving both nearby neighborhoods and the broader community. Uses may include retail, entertainment, offices, lodging, and other commercial activities, with opportunities for vertical mixed-use development and limited multifamily residential uses in appropriate locations. Buildings are generally oriented toward the street with features that contribute to an active and attractive streetscape. Sidewalks, street trees, pedestrian crossings, and bicycle accommodations improve connectivity between businesses and surrounding neighborhoods. Parking is typically located to the side or rear of buildings where feasible.	These areas are characterized by a compact mix of residential, retail, restaurant, office, entertainment, and civic uses organized around a walkable, community-centered environment. Buildings are located closer to the street and arranged to create an active public realm with inviting gathering spaces, sidewalks, and streetscapes that encourage pedestrian activity. A connected network of streets, trails, and open spaces provides convenient access between destinations while reducing dependence on automobiles. Development is designed to support a range of housing options, local businesses, and community amenities.	Uptown Marysville serves as the historic, civic, and cultural center of the community and features a mix of commercial, office, civic, and residential uses. Buildings are generally located close to the street on smaller lots, often sharing walls or positioned near one another to create a continuous streetscape. The area is organized around a traditional grid street network with short blocks and frequent intersections that provide connectivity to surrounding neighborhoods. Streets accommodate moderate traffic volumes at slower speeds and typically include on-street parking. Pedestrian-friendly amenities, such as sidewalks, street trees, and gathering spaces, help support an active and walkable environment.
Intent	Attract innovative employers and investment. Support flexible, future-ready employment opportunities. Develop infrastructure that promotes innovation and long-term competitiveness.	Support the continued growth and evolution of Memorial Hospital as a regional healthcare destination and economic driver. Enhance community wellness.	Provide community-serving facilities and services. Create civic destinations that strengthen community identity and sense of place. Promote connected, accessible, and welcoming civic spaces. Support community gathering and engagement.	Support vibrant commercial destinations Create walkable and connected corridors. Encourage street-oriented development and quality design. Enhance the public realm through streetscape improvements.	Create vibrant, walkable mixed-use destinations. Encourage a mix of housing, employment, and commercial uses. Reduce automobile dependency through connected development patterns.	Preserve Uptown as Marysville's historic and cultural center. Support a vibrant mix of businesses, housing, and civic activity. Enhance walkability and public spaces. Strengthen connections to surrounding neighborhoods and destinations.
Primary Use	Research, Technology, Advanced Manufacturing, Office, Flex Industrial	Medical, Office, Limited Commercial, Institutional	Institutional	Commercial	Commercial, Multi-family Residential, Attached Single-family Residential	Commercial, Institutional
Secondary Use	Limited Commercial, Institutional, Parks, Open Space	Parks, Open Space	Parks, Open Space	Institutional, Multi-family Residential, Office	Office, Single-family Residential, Parks, Open Space, Institutional	Multi-famly Residential, Single-family Residential, Attached Single-Family Residential, Office, Parks
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MARYSVILLE CITY COUNCIL MEETING MINUTES
August 24, 2026 at 7:00 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor
This meeting is available to watch live or archived by clicking here

The meeting was called to order by President Hunter at 7:00 p.m.

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

INVOCATION: The invocation was given by President Hunter.

CITY COUNCIL MEMBERS PRESENT: Scott Hunter, Mark Reams, Kelsey Takitch, Kathy Young, Steven Wolfe, Zack Bordner and Donald Boerger.

CITY ADMINISTRATION PRESENT: *City Manager* Kimberly Sharp, *Assistant City Manager* Jeremy Hoyt, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Police Chief* Tony Brooks, *Fire Chief* Nate Burns, *City Engineer* Jamie Fink, *Communications Director* Joe Clark, *Economic Development Director* Eric Phillips, *Planning and Development Manager* Ashley Gaver, and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: *Marysville Journal Tribune* Mike Williamson, Paul Kramer, Kathleen Kramer, Nieca Nowels, Andrew Jones, Mike McNutt, Richard McAllister, Mark Harris, C. Harris, and Stasia Peake.

APPROVAL OF MINUTES: Councilman Boerger moved to approve the August 3, 2026 City Council Work Session Meeting Minutes as presented; voice vote in favor was unanimous.

ADMINISTRATIVE REPORT: Manager Sharp provided the following updates:

- Now through September 6th, the pool will transition to a weekend-only schedule.
  - Weekend Hours: 12:00 noon – 6:00 p.m.
- The September 11th Remembrance Ceremony will take place at Decker Fire Station. The event will honor the lives lost and pay tribute to our first responders.
- The next Friday Night Uptown event will occur on September 11th with music by Tony Monaco, Sean Carney & The Groove Brothers.
- Festifair, Marysville's 45th Annual Celebration of Community, Art and Fun, will take place on September 12th from 9:00 a.m. to 4:00 p.m. See Main Street Marysville's website for additional details.
- The rain held out for our most recent Friday Night Uptown event, Wine and Rewind, on August 14th. It was a fun evening with approximately 4,900 attendees.

Assistant Manager Hoyt provided the following updates from Maintenance and Operations:

- Streets: Crews will start the week off with clean-up from the All Ohio Balloon Fest. Asphalt patching around the City is being completed along with asphalt base repair on Chestnut Street.
- Parks: Mowing throughout the City and there will be two burials at Oakdale Cemetery.
- Water: Crews continue installing water services on Connolly Street. County hydrant flushing is ongoing. Cyclical treatment at the Reservoir is being completed. Hydrant painting is ongoing. The average water use was 4.08 million gallons per day (MGD) with a maximum water use of 4.10 MGD.
- Wastewater: The temporary generator is in place, and testing is scheduled for today. The Lining project continues. Collection staff cleaned multiple wetwells. Staff conducted several sewer tap inspections. Pump Station # 3 upgrades begin this week.

Engineer Fink provided the following updates from Engineering regarding Capital Improvement Projects:
- Carriage Acres and Cherry Street Sanitary: Punch list items will be completed this week.
- Alta Fiber: Two crews are currently working, one in Green Pastures and one on W. 9th Street.
- E. 5th Street Improvements: The project is scheduled to begin on September 8th. Social media posts were sent last week. Project information was put on every resident's front door along E. 5th Street. Engineering staff spoke with businesses who will be impacted. Staff are continuing to knock on doors this week.
- 2026 Paving Program: All concrete work is complete. Shelly will mobilize September 8th to begin milling. Paving will begin after milling and SAMI are complete.

Next, Mike McNutt, with the Ohio Department of Natural Resources, provided a presentation as shown in Exhibit A. City Council Members thanked Mr. McNutt for his presentation, it was easy to see his passion for the topic. Councilman Boerger said as more farmland is developed, it is important to consider how our watersheds are protected. President Hunter thanked Mr. McNutt for all of his work in the research that was presented, and he looks forward to hearing future recommendations.

REPORT OF CLERK OF COUNCIL: None.

PLANNING COMMISSION REPORT: Manager Gaver said that during the August 4th Planning Commission Meeting, there was one conditional use application for an Accessory Dwelling Unit at 13944 Southard Road, which was approved 6-Yes, 0-No.

DESIGN REVIEW BOARD REPORT: Manager Gaver provided the following summary from the Design Review Board Meeting on August 14th:
- An application for a proposed Accessory Dwelling Unit located at 13944 Southard Road. Approved with a vote of 7-Yes and 0-No.
- An application for a new single-family dwelling and garage located at 217 S. Walnut Street. Approved with Conditions with a vote of 7-Yes and 0-No.
- Exterior Plan/Landscape Plan: An application for an exterior/landscape plan for a proposed Kemba Financial Credit Union building, and associated parking and landscaping, located at 399 Colemans Crossing. Site Plan and Landscape Plan: Approved with Conditions with a vote of 7-Yes and 0-No. Architecture and Signage: Tabled for a future meeting with a vote of 7-Yes and 0-No

HEARING OF CITIZENS: Lesley Phillips said he saw an article in the newspaper about plans for E. 5th Street. He expressed concern that there are changes being made in our City while we have many citizens whose needs are not being met. People are struggling in the City who could use actual help instead of using tax dollars to beautify someone else's front yard.

Mark Harris spoke to concerns with the City's use of Flock Safety technology. He said he attended the December and April Public Safety/ Service Committee Meetings to state his concerns with Flock regarding their software vulnerabilities, and the misuse that can, and has, occurred. He said he is not here to criticize the City or the Police, of which he supports both. He said his problem is with Flock, and the more he has learned, he wanted to be sure to state his concerns with this type of surveillance technology in general. Many communities have cancelled their affiliation with the technology, and the list continues to grow. He said he questions why the data is being collected in the first place. He said he trusts Chief Brooks, but staffing will change, and he questions who will be holding the keys in the future. Other communities have learned the hard way with Flock and innocent people are being tracked. He asked that the City cancel the use of the Flock technology and that it not be replaced.

Andrew Jones spoke to planned updates to E. 5th Street. He said he has reviewed plans and for the most part, is in favor of the updates. He likes the thought put into the project, especially as it relates to pedestrian accessibility. He said he is a firefighter, and he questions how emergency services will be able to respond with the addition of the boulevards. He foresees more accidents occurring as a result of blocked roadways. Additionally, he said he drives a large truck, and with the curbing planned, he will be forced to the other lane when turning.

President Hunter facilitated follow-up communication. Chief Brooks explained the completed and upcoming information that will be shared regarding Flock with local media outlets. Regarding emergency vehicle access, Chief Burns explained that communication will be shared in an effort to educate the public. If an emergency vehicle is approaching with sirens, drivers should pull forward until they are out of the boulevard as to not block the movement of the emergency vehicles. Additionally, he spoke to the technology that syncs traffic signals with sirens so that intersections are changed to favor the emergency vehicle to be able to progress through the intersection as efficiently as possible. Manager Sharp added that the communication will also include information regarding other communities that have similar street designs.

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

Councilwoman Young wished a farewell to Assistant Manager Hoyt. She said that while she was campaigning, people would ask her about various topics. She would follow-up with Assistant Manager Hoyt and he was always quick to respond. She will miss getting to work with him.

Councilman Reams said he attended the Ohio Future of Mobility Conference last week. It was a great event and neat to see the applications of various technologies in the Beta District. He also acknowledged Assistant Manager Hoyt and the work he has done for the City. Councilman Reams wished him well and said he appreciates everything that he has done for the City.

Councilwoman Takitch said she hopes everyone had a smooth transition back to school. At the Uptown Friday Night event, it was fun to see people enjoying the last bit of summer weather, and she looks forward to the September 11th Remembrance Ceremony. She thanked Assistant Manager Hoyt for all of his work at the City, especially with the America 250 events.

Councilman Bordner said he appreciates the efforts of Assistant Manager Hoyt, it was good getting to know him.

Councilman Wolfe said he appreciated working with Assistant Manager Hoyt on the Parks and Recreation Commission, and thanked him for all that he has done for the City. Dublin is getting someone great.

Additionally, he said he understands Mr. Harris' concerns regarding Flock. The concerns go beyond Flock, large scale surveillance seems to be growing by the day.

Councilman Boerger wished everyone a great school year and encouraged drivers to be more cautious with children going to and from school. Additionally, he spoke to working with Assistant Manager Hoyt over the years, he has always been a hard worker and he has brought great value to the community. He knows that Assistant Manager Hoyt will be successful in Dublin, and he wished him all the best.

President Hunter commended Assistant Manager Hoyt for his years of service to the City of Marysville and beyond. He appreciates his constant professionalism and the experience that he brought to the City, he has a bright future ahead.

Assistant Manager Hoyt said it has been a pleasure to work with the City Council, Staff and citizens in Marysville.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO CONSIDER CONFIDENTIAL INFORMATION RELATED TO THE SPECIFIC BUSINESS STRATEGY OF AN APPLICANT FOR ECONOMIC DEVELOPMENT ASSISTANCE: At 7:55 p.m., Councilman Boerger moved to adjourn to Executive Session to consider confidential information related to the specific business strategy of an applicant for economic development assistance, Councilman Bordner seconded, and the question put, stood:

Mrs. Young YES; Mr. Bordner YES; Mr. Wolfe YES; Mr. Boerger YES; Mr. Hunter YES; Mrs. Takitch YES; Mr. Reams YES.

Vote 7-0; Motion carried.

At 8:21 p.m., Council adjourned to Open Session.

ADJOURN: There being no further business to bring before Council, Councilwoman Young moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 8:21 p.m.

EXHIBIT A



It's in our Nature.

naturepreserves.ohiodnr.gov

CITY COUNCIL WORK SESSION MEETING MINUTES
September 8, 2026 at 6:00 P.M.
Police & Court Facility – 1250 W. 5th Street, Marysville

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

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

INVOCATION: The invocation was given by President Hunter.

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

INVOCATION: The invocation was given by President Hunter.

CITY COUNCIL MEMBERS PRESENT: Scott Hunter, Donald Boerger, Mark Reams, Kelsey Takitch, Kathy Young, Zack Bordner and Steven Wolfe.

CITY ADMINISTRATION PRESENT: *City Manager* Kimberly Sharp, *Law Director* Tim Aslaner, *Finance Director* Brad Lutz, *Police Captain* Chad Seeberg, *Fire Chief* Nate Burns, *City Engineer* Jamie Fink, *Economic Development Director* Eric Phillips, *Planning and Development Manager* Ashley Gaver, *Transportation and Mobility Engineer* Brian Mullaney, *Urban Forester* Andy Evans, and *Clerk of Council* McKenzie Proudfoot.

ADDITIONAL PERSONS PRESENT: *Marysville Journal Tribune* Mike Williamson and Lesley Phillips.

FINANCE COMMITTEE REPORT: Councilman Bordner said there wasn't a meeting in August. The next meeting is scheduled for September 28th.

PUBLIC SAFETY/SERVICE COMMITTEE REPORT: Councilman Boerger said there wasn't a meeting in August. The next meeting is scheduled for September 14th.

AGENDA ITEMS:

- **East 5th Street Improvements Update:** Manager Sharp explained that the purpose of this presentation is to provide the why regarding the East 5th Street improvements, to explain the problems that the improvements will solve, and to define for the community what we are working to create for the future in Marysville. This is about more than how fast people drive through the corridor, it is about safety, a sense of place, economic vitality and the long term of investment in our community. This is a $2.4 million project completely funded by grants. Additional landscaping will follow the completion of the roadway improvements in the spring.
  Engineer Fink reviewed a presentation as shown in Exhibit A. Dialogue occurred throughout the presentation. She explained that roadway deterioration has impacted the flow of stormwater, which will be improved with the project. There was general discussion regarding the early planning and

communications with the public. Surveys open to the public received limited feedback. There was general feedback from Council that, in the future, they would like to see better communication with the public about open house meetings, public comment periods, etc. Doing so will ensure the City can get as much feedback as possible from citizens and offer opportunities to inform the public about upcoming projects. City Staff agreed. Regarding recent communications leading up to the start of the project, City Staff explained the communications with homeowners and businesses in the project area, personally going to each one and talking to people, leaving door hangers, etc. Engineer Fink spoke to planning detour routes with each business. Councilman Bordner thanked City Staff for the presentation and communication materials that link the "what" to the "why" regarding the project. Additionally, regarding the public responses received during the planning process, he asked for an explanation regarding changes to the plan based on public feedback. Engineer Mullaney said that pedestrian accessibility was a major concern. We added additional cross walk options as a result. He said that every piece of feedback was taken into consideration, block-by-block, before engineering for the project occurred.

Regarding concerns with emergency vehicle access once the boulevards are installed, Chief Burns explained that communication will be shared in an effort to educate the public. If an emergency vehicle is approaching with sirens, drivers should pull forward until they are out of the boulevard as to not block the movement of the emergency vehicles. Additionally, he spoke to the technology that syncs traffic signals with sirens so that intersections are changed to favor the emergency vehicle to be able to progress through the intersection as efficiently as possible. Councilwoman Young asked what will happen in 2028 when the 5 Points traffic signal is removed for a roundabout, when there is an emergency vehicle that needs to get through and there is a train. Chief Burns said aside from the train, a roundabout will move the traffic through better than the traffic signal does. A train is a situation that we have to consider now and find alternate routes to get where we need to go as efficiently as possible.

There was general discussion regarding street trees. It is a balance of trying to keep existing trees, while trying to clean up the roadway with new trees, better suited to be street trees. More information will be forthcoming to Council to get their feedback on this topic. Urban Forester Evans said that essentially starting over with the street trees would allow for greater infill, and more trees in the long term. Manager Sharp acknowledged that there are often many opinions and emotions tied to trees. We want to approach this delicately, and this topic will be thoughtfully considered within the neighborhood.

Discussion regarding the potential of burying the power lines also occurred. Doing so will be very expensive, but there may be grant opportunities to offset costs which are being researched. Both options, keeping the lines above ground or burying, have their own set of pros and cons, with much to be considered.

Regarding the street lights, Engineer Fink explained that the enclosure on top of the lights is still being finalized. It will feature an aesthetic design that will prevent light pollution, and provide a shield for the neighboring houses.

Given the project started on the day of this meeting, there was discussion regarding how the detour routes worked on day one, and how over time, people will find their appropriate routes. Engineer Fink explained that they are able to monitor traffic signal backups at intersections and change the timing to keep traffic flowing. This will continue to be monitored and tweaked as needed. We now have a way to do this while we aren't at the office as well. She explained that they had someone at Sheetz all day today monitoring and adjusting as needed.

Councilman Boerger spoke to Zoning in the area, and said that the Zoning needs to be considered so that any businesses added won't contribute to already heavy traffic on that stretch of roadway. Additionally, he said there is a parking spot at Oak Street and E. 5th Street at Leon's that he has asked for years to be removed because when a vehicle is parked there, it is impossible to see and obstructs the drivers view. He asked for that parking spot to be removed and grass added back so that people can see.

President Hunter said he appreciated how this presentation linked to various adopted Plans in the City over time. He thanked all contributors who helped prepare and present this informative presentation.

THE POTENTIAL TO ADJOURN TO EXECUTIVE SESSION TO CONSIDER CONFIDENTIAL INFORMATION RELATED TO NEGOTIATIONS WITH OTHER POLITICAL SUBDIVISIONS RESPECTING REQUESTS FOR ECONOMIC DEVELOPMENT ASSISTANCE REGARDING PUBLIC INFRASTRUCTURE IMPROVEMENTS: At 6:59 p.m., Councilwoman Young moved to adjourn to Executive Session to consider confidential information related to negotiations with other political subdivisions respecting requests for economic development assistance regarding public infrastructure improvements, Councilman Reams seconded, and the question put, stood:

Mrs. Young YES; Mr. Bordner YES; Mr. Wolfe YES; Mr. Boerger YES; Mr. Hunter YES; Mrs. Takitch YES; Mr. Reams YES.

Vote 7-0; Motion carried.

At 7:05 p.m., Council adjourned to Open Session.

ADJOURN: There being no further business to bring before Council, Councilman Bordner moved to adjourn the meeting. Affirmative voice vote in favor was unanimous. The meeting adjourned at 7:05 p.m.

EXHIBIT A

City Council Work Session

E 5th Street Project Overview

September 8, 2026

CITY OF marysville

Agenda

1. Background
2. City Adopted Plans
3. Project History
4. Proposed Design
5. Construction Update

Background

CITY OF marysville

What is happening?

- **E 5th St. improvements (Walnut Street to Poplar Street)**
  - Align roadway and streetscape improvements with **recently adopted Vision Plan**



Why are we doing this project?

Existing Conditions

- Traffic speeds
- Minimal landscape buffering
- Unprotected on-street parking
- Minimal pedestrian crossings
- Limited tree canopy cover
- Inconsistent street trees
- Limited tree lawn depth



When is it happening?

- **Street Improvements**
  - **Start**: September 8, 2026 (Road Closure)
    - Will be reopened September 11-12 for Friday Night Uptown and Festifair
  - **End**: December 2026 (estimate)
- **Landscaping / Roadway Striping**: Spring 2027

How is it funded?

Funding Source	Amount
ODOT Large Cities	$1,307,200
Ohio Public Works Commission (OPWC)	$550,000
Central Ohio Rural Planning Organization (CORPO)	$500,000

- Project was awarded to Decker for $2,356,797.45
  - **Roadway improvements paid for by grants**

City Adopted Plans

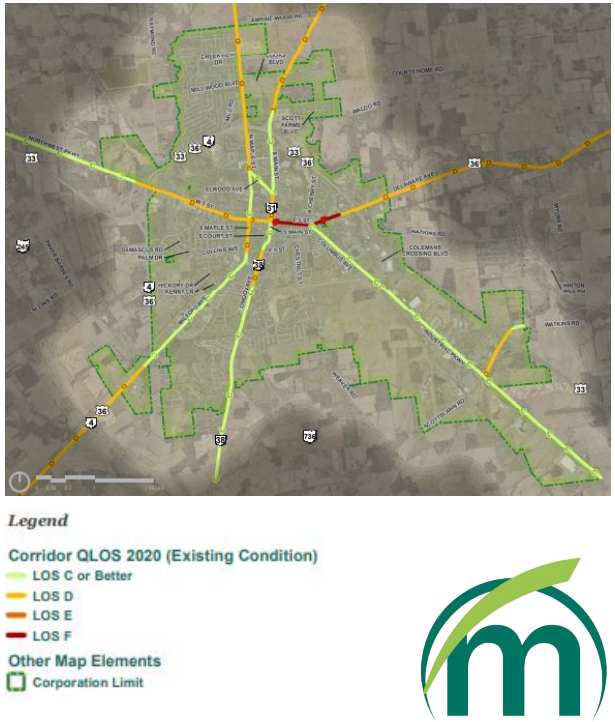
CITY OF marysville

Thoroughfare Plan (2023)

Objectives

- Enhance the Uptown streetscape, signage, and user experience.
  - Additional landscaping and lighting
- Strengthen on-street pedestrian and cyclist connections in Marysville
  - Including numerous enhanced crosswalks for safer pedestrian mobility
- Encourage public investment and incentives that spur private investment
  - Project has been funded using grant programs

Corridor Quality of Service (2020)



Strategic Plan (2024)

- Five goals were established for the Strategic Plan

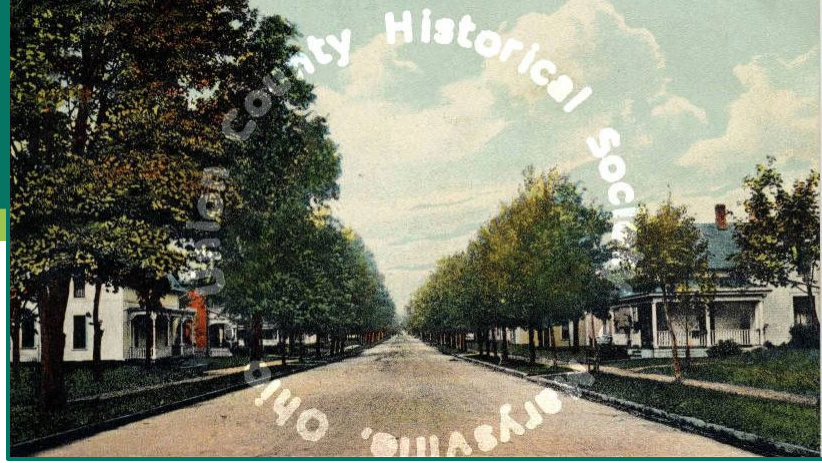
- Goal #2: Maintain Quality Infrastructure
  - Objective 1: Proactive Infrastructure Preservation
  - Objective 3: Create Safe, Efficient, and Connected Transportation Networks
  - Objective 4: Proactively Manage Infrastructure Funding and Financial Policies

Urban Forestry Strategic Plan (2025)

Priorities

- Preserve and Expand Canopy Coverage
  - Optimize street tree layout to expand total planting capacity over time.
- Mitigate Hardscape and Sidewalk Conflicts
  - Prioritize "Right Tree, Right Place" standards to coordinate root zones, utility lines, and walkways safely.
- Prioritize Preservation and Replacement
  - Evaluate existing trees for preservation while establishing a balanced replacement strategy
- Foster Community Stewardship and Partnerships
  - Staff is exploring residential planting initiatives and mitigation options to partner directly with adjacent property owners.

Vision Plan (2026)



- **Emerging Topics**
  - Retain the “Small Town Feel”
  - Prioritize Gateways into the City
  - Establishes Healthy City-wide Tree Canopy
- **Gateways and Mobility Section**
  - **Strategies to Improve the Street and Intersection Conditions Towards Uptown**
    - “Strategies could include **reconfiguring lanes** to reduce conflict points, **adding dedicated turn lanes**, and optimizing signal timing to improve traffic conditions.
    - **Enhanced crosswalks**, **pedestrian refuge**, and **curb extensions** would make crossing safer and more comfortable.
    - Streetscape improvements such as **lighting**, **landscaping**, and **wayfinding elements** can visually unify the corridor.”

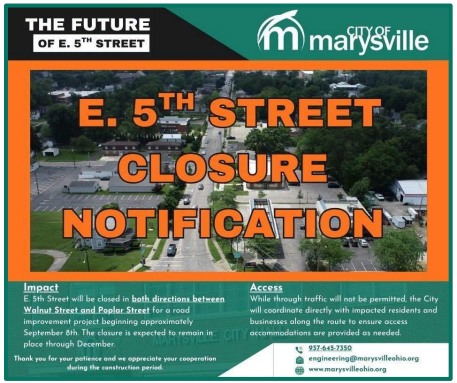
Project History

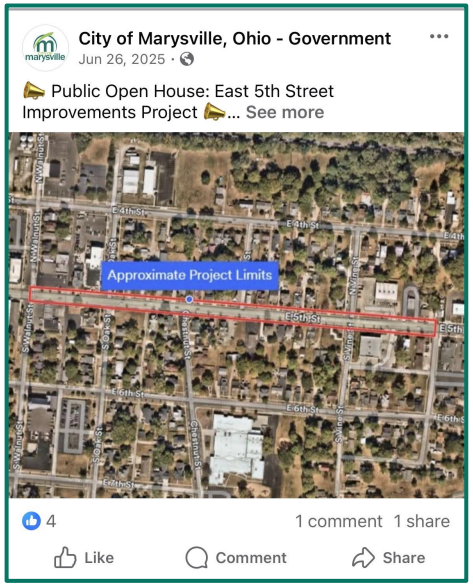
CITY OF marysville

Timeline of Project

2025

- **March:** OPWC funding granted
- **June:** Open-House Public Meeting
- **June-July:** Public Comment Period
- **August:** Funding Summary
- **September**: CORPO funding granted
- **October**
  - Public Safety / Service: Discussed burying power lines for the project
  - City Council Work Session: Provided as Strategic Plan Update





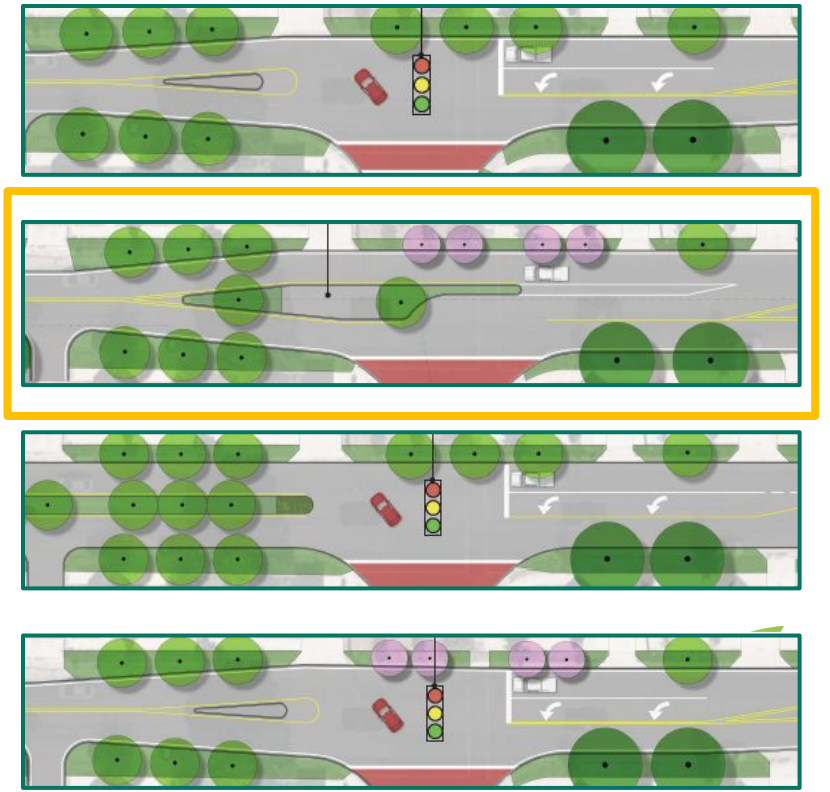
Public meeting Facebook post

2026

- **April:** Provided as Strategic Plan Update during Council Work Session
- **August**: Public Notification about Project

Property Owner Engagement

- June 30, 2025
- Presented residents with 4 options and gathered feedback
  - 12 residents attended
- 30-day comment period following the meeting
  - 33 comments via email, mail, and in-person
- Final street design including resident comments



Project Concerns

- **Emergency Access**
  - Heavy traffic regardless of road configuration
  - Speed bumps slow emergency response
  - City will engage in educational campaign to educate drivers on what to do if emergency vehicles approach

Proposed Design

East 5th Street Design Intent

- **Gateway to the Uptown**
- **Consistent Character**
  - Additional trees allowing for enhanced tree canopy and shade
  - Tree spacing
  - Tree species
- **Pedestrian Accessibility**
  - Additional protected crosswalks
- **Placemaking**
  - Consistent materials with other projects
  - Additional landscaping

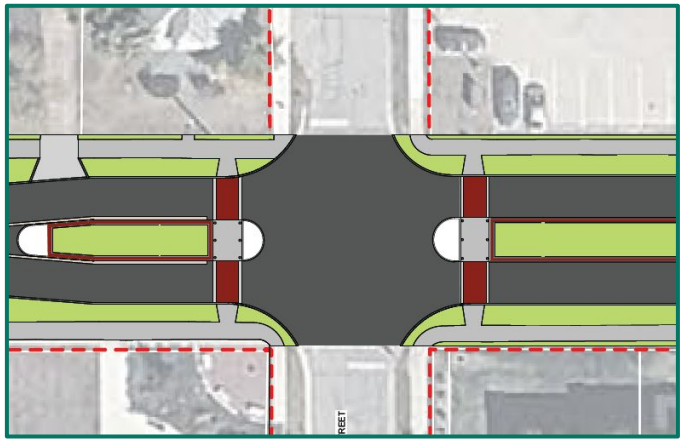


Roadway Design

- Existing profile: One-lane in each direction with on-street parking
- **<u>Proposed Improvements</u>:** One-lane each direction with **defined on-street parking**, **designated pedestrian crossing locations**, and **safer turning movements**.
- The width of the **<u>travel lane will remain the same</u>**

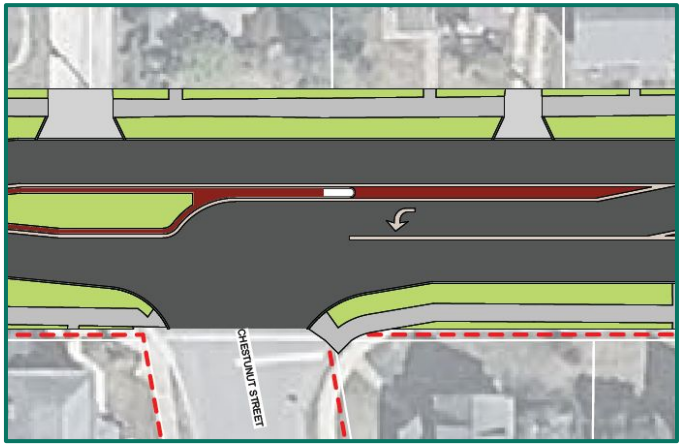


Median Design Details



Pedestrian Crossing Locations

- Using brick to enhance visibility of crossing locations
- Creating pedestrian refuges in the medians to protect pedestrians in the middle of the street



Safer Turning Movements

- Medians direct turning traffic and prevent dangerous turns
- Brick and landscape utilized to enhance visibility of the medians

Streetscape Design Process

- **Working with REALM Collaborative**
- **Street Trees: Currently evaluating cost and final design**
    - Remain
    - Relocate
    - Adoption of trees
    - Replace
- **City Council Discussion**
    - Present at City Council before the end of the month
- **Public Meeting: Anticipated to be in October**
    - Conduct a public meeting with residents to discuss the design

Proposed Streetscape Design



Proposed Streetscape Design





Proposed Streetscape Design







Belcrest 760 Brick



Rectangular Rapid Flashing Beacon



Thermoplastic Brick Pattern



New Streetlights

Specific Site Details

Construction Update

CITY OF marysville

Detour Plan


E. 4th Street
E. 4th Street
E. 4th Street
E. 4th Street
E. 4th Street
N. Plum Street
N. Walnut Street
N. Oak Street
Olive Street
N. Vine Street
N. Cherry Street
E. 5th Street
E. 5th Street
E. 5th Street
E 5 ST
S. Plum Street
S. Walnut Street
S. Oak Street
Chestnut Street
S. Vine Street
Poplar Street
CHERRY ST

9/8-9/12 Work

Tuesday, 9/8:

- Mobilizing equipment, installing traffic control, staking, and utility locating..
- Full closure will start and last for the duration of the week.

Wednesday, 9/9:

- Milling curb

Friday, 9/12:

- Reopen Friday afternoon for Friday Night Uptown and Festifair on Saturday.

Monday, 9/14:

- Resume the full closure.
- A full closure will continue into early December once paving is complete.

City of Marysville Staff Report

To: City Council

Date: September 28, 2026

From: Jamie Fink, City Engineer

Legislation: Resolution 14-26

Title: TO AUTHORIZE THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND / OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), TO EXECUTE CONTRACTS AS REQUIRED, AND TO DECLARE AN EMERGENCY

Key Details:

- The Ohio Public Works Commission (OPWC) administers the State Capital Improvement Program (SCIP) and the Local Transportation Improvement Program (LTIP) to provide financial assistance to local governments for critical infrastructure.
- The purpose of the program is to fund infrastructure repair, placements, and new construction or expansion. Eligible projects include, but are not limited to, roads, bridges, culverts, water supply, wastewater systems and stormwater collection.
- For this application, the City desires to apply for the 5 Points intersection upgrades for the construction of a roundabout, expected to begin in 2028.
- Partial funding is provided through a reimbursable grant. The application grant request is for up to $1.3 million; and the amount the City will receive will not be known until after selection. The entire cost for the project is estimated to be $5.28 million, which includes the $1.3 million Grant that the City is applying for.
- The application for the OPWC is due on October 9th. Therefore, this Resolution must pass and be effective on September 28, 2026 in order for the City to apply for, and ultimately receive, the funding.

Kimberly Sharp

RESOLUTION 14-26

TO AUTHORIZE THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND / OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), TO EXECUTE CONTRACTS AS REQUIRED, AND TO DECLARE AN EMERGENCY

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program (OPWC) both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Marysville is planning to make capital improvements to the 5 Points intersection for a future roundabout, with intersection improvements consisting of providing a four leg roundabout at the intersection of East 5th St./ Delaware Ave./ Columbus Ave./ North Cherry St., also including the Columbus Ave./ Dunham Street and East 5th St./ Poplar St. intersections. This improvement also includes a new signalized intersection at East 5th St. and Delaware Ave. These improvements consist of new asphalt pavement and curb, storm sewer, street lighting, landscaping and pedestrian accommodations; and

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the OPWC programs, now therefore;

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

SECTION I: The City Manager is hereby authorized to apply to the OPWC for funds as described above.

SECTION II. The City hereby authorizes Kimberly Sharp, City Manager, to apply to the OPWC for funds as described above and set forth in Exhibit A, and to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION III. The application for the OPWC is due on October 9th. Therefore, this Resolution must pass and be effective on September 28, 2026 in order for the City to apply for, and ultimately receive, the funding. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the City and its inhabitants.

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

EXHIBIT A



City of Marysville Staff Report

To: City Council

Date: September 28, 2026

From: Ashley Gaver, Planning & Development Manager

Legislation: Ordinance 38-26

Title: TO APPROVE PLANNING COMMISSIONS RECOMMENDATION TO APPROVE A ZONING CODE AMENDMENT TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST PLANNED UNIT DEVELOPMENT

Meetings History:

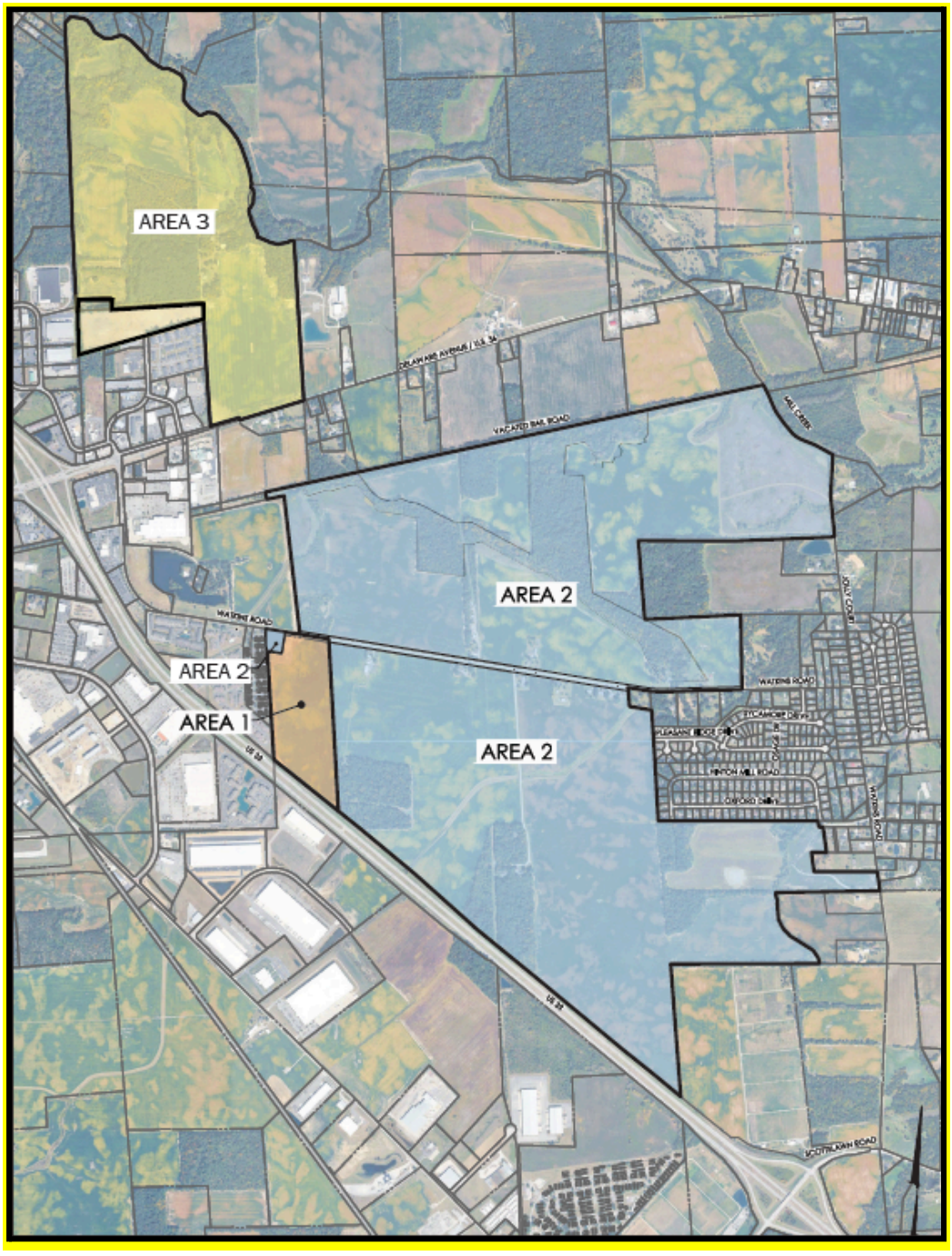
- Planning Commission: July 7, 2026, Approved the amendments to the Planned Unit Development (PUD), 7-Yes, 0-No.

Key Details:

- Ordinances 04-24, 07-24, 41-24, 47-24, 29-25 are related to the Marysville East Planned Unit Development.
- The applicant is combining the previously approved Marysville East Planned Unit Developments into one PUD in order to provide easier review and implementation of the PUD for development both now, and into the future.
- The Second Reading, Public Hearing of this Ordinance was tabled on August 10th to September 28th to review potential additional amendments. It is expected that the Second Reading, Public Hearing, will again be tabled on September 28th to a date uncertain, due to continued consideration of potential additional amendments between the City and developers.
- The following amendments are being proposed, as was approved by Planning Commission, and is reflected in the Ordinance, to the Manufacturing/ Innovation District, as listed below:
    - Addition of 2 Parcels – Annexed by City Council.
    - The existing conditional uses as previously approved in Marysville East Section 1, 1A and 2 have been removed and will now be prohibited: ground passenger dispatch, warehousing(personal storage/mini), recycling centers(if operated at an industrial scale), and extended stay hotels.

- Groundwater wells are proposed as prohibited from the entirety of Area 2, which was previously only listed as prohibited for Section 1B.
- Data Centers: The existing Permitted Use of data centers as previously approved in Marysville East Section 1, 1A and 2, have now been moved to Conditional Uses. The existing Prohibited Use of data centers as part of the previous Council approval of Section 1B will remain prohibited.

Map - see the following page.


AREA 3
AREA 2
AREA 2
AREA 1
AREA 2
DELAWARE AVENUE / U.S. 36
VACATED RAIL ROAD
MILL CREEK
WATERS ROAD
WATERS ROAD
WATERS ROAD
HINTON MILL ROAD
OXFORD DRIVE
SCOTTSLAWN ROAD
US 33
US 33

ORDINANCE 38-26

TO APPROVE PLANNING COMMISSIONS RECOMMENDATION TO APPROVE A ZONING CODE AMENDMENT TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST PLANNED UNIT DEVELOPMENT

WHEREAS, on July 7, 2026, the City Planning Commission reviewed an application for a Zoning Amendment to a Planned Unite Development (PUD) Development Plan for a development known as Marysville East; and

WHEREAS, the City Planning Commission recommended approval of the amendments as set forth in Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, the City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning code amendment with publication in a newspaper of general circulation with at least seven (7) days' notice of said hearing; now, therefore

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

SECTION I. City Council agrees with the recommendation from Planning Commission and hereby approves the Zoning Amendments to the Marysville East Planned Unit Development.

SECTION II. The Clerk of Council shall cause the Planning and Zoning Code of the Codified Ordinances to be amended accordingly.

1st Reading July 27, 2026

2nd Reading _____

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

Second Reading, Public Hearing, tabled to September 28, 2026 on August 10, 2026

EXHIBIT A

RESOLUTION: 06-2026

TO APPROVE A ZONING CODE AMENDMENT TO REVISE THE PLANNED UNIT DEVELOPMENT FOR THE MARYSVILLE EAST PLANNED UNIT DEVELOPMENT

WHEREAS, on July 7, 2026, the City Planning Commission reviewed an application for a Zoning Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Marysville East, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the Zoning Amendment, which is set forth in Appendix A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

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

SECTION I. The City Planning Commission recommends to the City Council that the Zoning Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Marysville East be **APPROVED** in accordance with this Resolution.

Passed: 07-07-2026

Chairman of Planning Commission

ATTEST:

Planning and Development Manager, Ashley Gaver

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MARYSVILLE EAST ZONING DISTRICT

PLANNED UNIT DEVELOPMENT (PUD)
DEVELOPMENT STANDARDS TEXT

July 23, 2026

I. CHAPTER 1 - BACKGROUND AND INTENT

A. Location: The Marysville East Zoning District (hereinafter, the "Zoning District") consists of 1,157+/- acres. Portions of the Zoning District are generally located to the north and northwest of (but not adjacent to) the Scottslawn Road interchange on U.S. Route 33. and extending from U.S. Route 33 on the south and west to a vacated railroad right-of-way on the north and across Watkins Road, which runs east-west through the site. A small portion of the Zoning District is adjacent to a segment of Watkins Road that runs north-south. Another portion of the Zoning District is adjacent to existing residential development while other portions abut Jolly Road and Mill Creek to the northeast. A significant portion of the Zoning District is also located both to the north of these properties and U.S. Route 36.

B. History: During 2024 and 2025, a series of annexations and zonings of most of the property contained within this Zoning District were approved by the City through applicable procedures under state law and local code. More specifically, these consisted of (i) Marysville East PUD Section 1, pertaining to 336.865+/- acres and approved by City Council in Ordinance Number 004-2024; (ii) Marysville East PUD Section 2, which included 237.3+/- acres and was approved by Marysville City Council in Ordinance Number 007-2024; (iii) an amendment to Marysville East PUD Section 1, concerning the addition of 15.1+/- acres to Marysville East PUD Section 1 and approved by Marysville City Council in Ordinance Number 041-2024; (iv) another amendment to Marysville East PUD Section 1 known as Amendment 1B, concerning the addition of 306.96+/- acres to Marysville East PUD Section 1 and approved by Marysville City Council in Ordinance Number 029-2025, and (v) Marysville East Section 3, concerning 243.892+/- acres approved by Marysville City Council in Ordinance Number 047-2024 (the aforementioned zonings to be referred to herein as the "Prior Zonings").

While this application is being reviewed, additional annexations of property to the City are being pursued, specifically (i) 35.8+/- acres as illustrated in **Exhibit 0.1** attached hereto, and (ii) 1.14+/- acres illustrated in **Exhibit 0.2** attached hereto (together, the "Annexation Properties"). The Annexation Properties are adjacent to portions of the properties that were included in the Prior Zonings. The property located within the boundaries of this Zoning District are illustrated in **Exhibit 0.3** attached hereto.

C. Purposes and Intent. The purposes and intent of this proposed rezoning are as follows:

(i) Data Centers as Conditional Uses: To change the status of data center uses on the properties within this Zoning District from permitted uses under the Prior Zonings to conditional uses. Also, data centers will be classified as a conditional use on the Annexation Properties. During the proceedings to review and approve the Prior Zonings, data centers were a major topic of discussion. While they are a permitted use under those zonings, the applicant recognizes that there are many aspects of them which are of interest to the community. In a spirit of partnership and transparency, it is using this rezoning to classify data centers as conditional uses on the property that is included in this application, provided, however, that data centers continue to be a prohibited use within the portion of the Zoning District identified as the "Data Center Prohibited Area" in **Exhibit 2.4**.

(ii) Efficient Zoning Administration: To streamline the administration of the zoning regulations that apply to the property within this Zoning District. Each of the Prior Zonings contains a lengthy regulating text and various plans containing or concerning various development standards and use commitments. Going forward without this rezoning, the administration of the standards under those zoning classifications may result in the need to reference and cross-reference many sets of documents and plans. Reviewing development proposals in a piecemeal manner has the potential to be cumbersome and inefficient for both applicants and City staff. This rezoning seeks to consolidate the standards from all four of the Prior Zonings into a single comprehensive regulating text for ease of administration.

(iii) Zoning of Annexation Properties: To apply the same use and development standards to the Annexation Properties as apply to the remainder of the property within Area 2 (as contemplated in Chapter 2 below). This provides a set of standards that is unform across all properties.

D. Effect: Upon the approval of this rezoning application, the standards in this text shall apply to the properties within the Zoning District to the exclusion of any use and development standards under the Prior Zonings.

E. Rezoning Statement: The east side of Marysville is poised for new development due to the investments in regional utility infrastructure that the City of Marysville has made over the last few years. The regional area on the east side of Marysville is generally bound by US 33 to the west, Mill Creek on the north and east, and Watkins Road/Scottslawn Road to the south.

This area consists of about 1,900 acres and has the distinct advantage of having a handful of large landowners that control approximately 75% of the available acreage. Most of this ground currently sits within Paris Township, with a small portion in Dover

Township, and will need to be annexed into Marysville over time. This collective size allows for the ground to be master planned on a large-scale basis.

A master-planned development provides real opportunities to create connected communities and protect and highlight the beauty of the Mill Creek area and mature tree stands. These natural features will also serve to create a barrier between the industrial and residential components. In addition, larger master planned communities can be developed with unique financial tools to provide additional funding to service providers such as the Marysville Schools, Marysville City utilities, police, and fire.

From a design standpoint, higher-density developments will be proposed around the existing commercial core (US 33 and US 36) with the introduction of a variety of attached, multi-family, and single-family residential products as you move further away from the core. The industrial uses will be positioned to the south of the abandoned rail line and will utilize Scottslawn Road as a primary access point to reduce truck traffic and congestion to the north and on U.S. Route 36. An industrial bypass (Road A), which will link the northern and eastern portions of Watkins Road, will be constructed prior to or in conjunction with significant industrial development in order to eliminate the trucks and vehicular traffic from utilizing the portion of Watkins Road that goes through the small residential community known as Buxton Meadows.

Various annexations have been approved by the City over the past couple of years or are in process. Each annexed area has been or will be rezoned into a Planned Unit Development (PUD) district and will collectively consist of various mixed uses, which include a variety of residential, retail, commercial, industrial, and civic functions.

The property that is the subject of this application is being rezoned to Planned Unit Development (PUD) under Chapter 1135 of the Codified Ordinances of Marysville as they exist and are effective on the date when this zoning text is approved by Marysville City Council (the "Codified Ordinances"). All references herein to Chapter or Section numbers refer to applicable Chapter or Section numbers of the Codified Ordinances. In implementing the PUD, Applicant is proposing a wide range of products that will rely on various sections of underlying zoning designations.

F. Design Goals: All development within this Zoning District will strive to achieve the following goals:

1. Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers, and the protection of key natural features.

2. The design elements, fencing, signage, and other identifiers will create a unique area that will serve as the gateway for the overall east-side development.

3. Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses, and connections to open spaces, parks, and activity centers.

CHAPTER 2 – GENERAL DEVELOPMENT STANDARDS

II. CHAPTER 2 – GENERAL DEVELOPMENT STANDARDS

A. Applicability: There shall be three "Areas" within this Zoning District, namely Area 1, Area 2, and Area 3. Area 3 is further divided into various subareas as detailed later in this text. The development standards contained in this Chapter 2 shall apply to each Area within the Zoning District in addition to those development standards that particularly apply to an individual Area.

B. Setbacks: The perimeter and interior setbacks within a particular Area will be governed by the details provided in each Area below. However, setbacks in areas that reflect a change in use from Manufacturing/Light Industrial/Office/Commercial/Retail to existing or proposed Residential will be expanded. This will provide additional setbacks when different uses are abutted. The expanded change of use setbacks for Marysville East will include:

1. Manufacturing/Light Industrial/Office/Commercial/Retail to Residential:

a. Minimum 25' from the property line on the Residential parcel from any roadway, parking, or building.

b. Minimum 50' from the property line for parking and pavement, and 100' from the property line for the building on the Manufacturing/Light Industrial/Office/Commercial/Retail parcel.

2. Elimination of Setbacks: In the event that a future parcel(s) located within or adjacent to an Area comes under common ownership or control, or is zoned to allow compatible non-residential uses, then any minimum building, pavement, or landscaping setbacks set forth in this Section 2 or elsewhere in this text as they apply to common or perimeter property line setbacks shall no longer apply. Should any portion of Watkins Road be eliminated as part of this development, any and all setbacks or right-of-way related to Watkins Road shall no longer apply.

3. Landscape Buffering: Landscape buffering shall be required between any residential and commercial uses, and between any manufacturing use and residential use. When possible, the design of the setbacks and the associated landscaping along common boundaries between two subareas should be coordinated jointly between users.

C. Sustainability and Green Infrastructure: The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Areas. Electric charging stations will be installed and available within all multi-family residential

developments as well as many of the industrial buildings to promote the use of alternative fuels and transportation methods.

D. Community Authority: Separate New Community Authorities applicable to Area 2 and Areas 1 and 3, respectively, have been established to help fund portions of the infrastructure such as trails, parks, services, roadway, public utilities, and other infrastructure improvements serving this PUD. As part of the role of the Community Authorities, those entity will be responsible for maintaining certain Public Common Areas throughout the development and may take ownership of such areas. The millage charged to the future residents, businesses, and landowners will be responsible for funding the improvements within the Public Common Areas and the maintenance of such.

EXHIBIT 0.1

35.842 ACRES

Situate in the State of Ohio, County of Union, Township of Dover, lying in Survey Number 9028, Virginia Military District, being part of the remainder of that 58.833 acre tract conveyed to Steven T. Schmitter and Suzanne Schmitter by deed of record in Instrument Number 201506090004392 (all references refer to the records of the Recorder's Office, Union County, Ohio) being more particularly described as follows:

Beginning, for reference, at a stone found at the common corner of that subdivision titled "Buxton Meadows Subdivision" of record in Plat Book 4, Page 76, that 68.29 acre tract conveyed to Janibo Farms LLC by deed of record in Instrument Number 202106010007351, that 117.357 acre tract conveyed to 18530, LLC by deed of record in Instrument Number 202301200000443, and that 51.654 acre tract conveyed to Watkins Road Development Co LLC by deed of record in Instrument Number 202309130006714, being the common corner of said Survey Number 9028 and Survey Numbers 2254, 3350 and 5135, Virginia Military District, referencing a 5/8 inch rebar capped "PRIDAY #7277" found North 87° 04' 26" East, a distance of 2.00 feet;

Thence South 07° 35' 05" East, with the line common to said 51.654 acre and 117.357 acre tracts, and said Survey Numbers 2254 and 9028, (passing a 5/8 inch rebar capped "PRIDAY #7277" at 1.99 feet), a total distance of 986.86 feet to a 5/8 inch rebar capped "#7277" (partially illegible) found at the westerly common corner of said 51.654 acre and 58.833 acre tracts, being the TRUE POINT OF BEGINNING;

Thence North 86° 03' 25" East, with the line common to said 51.654 acre and 58.833 acre tracts, a distance of 1493.68 feet to an iron pin set;

Thence across said 58.833 acre tract, and approximately 10.00 feet easterly of the center of an existing creek, the following courses and distances:

South 07° 20' 23" East, a distance of 59.05 feet to an iron pin set;

South 26° 34' 18" East, a distance of 47.31 feet to an iron pin set;

South 02° 59' 39" West, a distance of 48.25 feet to an iron pin set;

South 07° 50' 27" East, a distance of 207.78 feet to an iron pin set;

South 28° 33' 18" East, a distance of 109.42 feet to an iron pin set;

South 37° 00' 16" East, a distance of 51.60 feet to an iron pin set;

South 50° 18' 25" East, a distance of 50.82 feet to an iron pin set;

South 43° 16' 42" East, a distance of 64.25 feet to an iron pin set;

South 62° 34' 00" East, a distance of 75.03 feet to an iron pin set;

South 60° 51' 27" East, a distance of 291.13 feet to an iron pin set;

South 35° 56' 15" East, a distance of 118.16 feet to an iron pin set;

South 20° 28' 25" East, a distance of 59.41 feet to an iron pin set; and

South 01° 01' 36" East, a distance of 19.70 feet to an iron pin set in the line common to said 58.833 acre tract and that 61.41 acre tract conveyed to Shartin Farms Family Limited Partnership by deed of record in Official Record 631, Page 767;

Thence South 86° 50' 46" West, with the southerly line of said 58.833 acre tract, the northerly lines of said 61.41 acre tract and that 90.0079 acre tract conveyed to Hyponex

EXHIBIT 0.1

35.842 ACRES
- 2 -

Corporation by deed of record in Instrument Number 201610110008275, a distance of 1990.28 feet to 5/8 inch rebar (illegible cap) found in the line common to said Survey Numbers 2254 and 9028, at a common corner of said 58.833 acre, 90.0079 acre and 117.357 acre tracts;

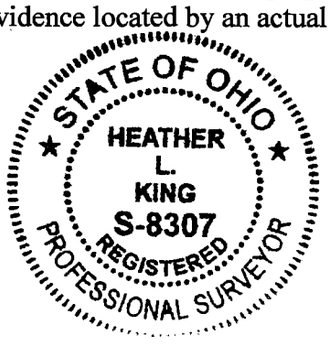
Thence North 08° 18' 52" West, with the line common to said 58.833 acre and 117.357 acre tracts, and said Survey Numbers 2254 and 9028, a distance of 935.44 feet to the TRUE POINT OF BEGINNING, containing 35.842 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown on this map are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The portion of the centerline of Watkins Road, having a bearing of South 10° 52' 39" East, is designated as the "basis of bearings" for this survey.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 6/20/24

Heather L. King
Professional Surveyor No. 8307

HLK: ap
35_842 ac 20240454-VS-BNDY-01

DESCRIPTION ACCEPTABLE
35.842 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
not REQUIRED
DATE 7/31/2024 CC
JEFF STAUCH
UNION COUNTY ENGINEER

EXHIBIT 0.2

LEGAL DESCRIPTION

Real Estate situated in Paris Township, Union County, Ohio, being part of the Virginia Military Survey #3350, and being more particularly described as follows:

Beginning for reference at a found railroad spike in the centerline of County Road 104 (Watkins Road) at the northwesterly corner of the R. & W. Kunce 0.784 acres tract (Deed Record 257, Page 224); thence North 83 degrees 47' 00" West, 570.08 feet with the centerline of County Road 104 to a nail, being the true place of beginning; thence continuing North 83 degrees 47' 00" West 221.86 feet to a nail; thence South 5 degrees 03' 42" West 203.38 feet to an iron post stub (passing an iron post stub at 25.58 feet); thence south 83 degrees 47' 00" East 264.69 feet to an iron pipe; thence North 6 degrees 46' 48" West, 208.68 feet to the true place of beginning (passing an iron pipe at 183.48 feet).

The tract as surveyed on August 20, 1976, by Registered Surveyor James A. Page (S-6034) is said to contain 1.14 acres more or less, but subject to the legal road rights of way and all easements of record.

The tract surveyed is part of the Francis N. Erwin 1.00 acre tract (Deed Record 270, Page 112) and the Lutrelle Lee 139.54 acre tract (Deed Record 190, Page 193).

Parcel Number: 28-0017046.0000
Map Number: 102-00-00-011.000
VMS 3350

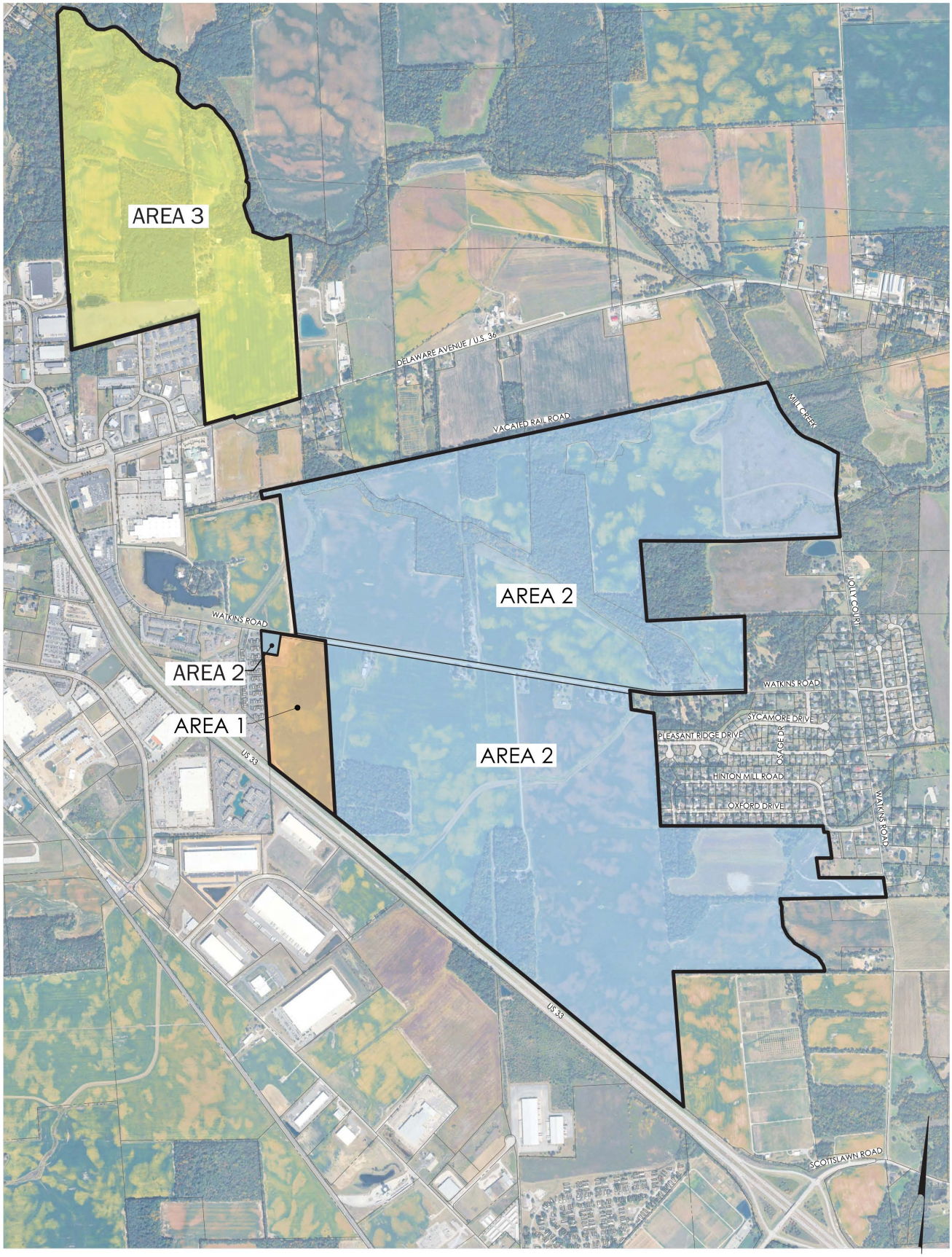
EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER
JEFF STAUCH, UNION CO. ENG.

By: rkurtz

Date: 5/21/2025

UNION COUNTY ENGINEER

EXHIBIT 0.3



MARYSVILLE EAST
OVERALL AREA PLAN

EXHIBIT: 0.3

j:\2026\0009\Dwg\04Sheets\Rezoning\Area Plan.dwg, Last Saved By: sshorn, 6/4/2026 4:02 PM Last Printed By: O'hare, Shaun, 6/4/2026 4:06 PM (No Xrefs)

CHAPTER 3 – AREA 1 (MULTI-FAMILY RESIDENTIAL)

III. CHAPTER 3 – AREA 1 (MULTI-FAMILY RESIDENTIAL)

Area 1 will be developed in accordance with the Codified Ordinances of the City of Marysville as of the date that the PUD is approved by Marysville City Council (the "Codified Ordinances"), unless noted otherwise in this PUD Development Standards Text (this "Text"). Where conflicts occur between the Codified Ordinances and the portions of this Text which apply to Area 1, the standards in this Text shall control over the Codified Ordinances.

The following development standards in this Chapter 3 shall apply specifically to Area 1.

Area 1 (approximately 36.36 acres) will consist of both townhomes and 3-story walk-up residential units with a shared clubhouse and pool areas. The townhomes and apartment buildings will be intermixed among each other to provide a unique community feel.

The 2-story townhomes will feature 4- and 6-unit buildings with attached 1- or 2-car garages. The townhomes will provide 2- or 3-bedroom options. The 3-story walk-up apartments will feature buildings with 24 units each which will provide 1- and 2-bedroom flats with surface parking and/or detached private garages.

The open space within Area 1 and the overall development is anticipated to greatly exceed the required level under a straight zoning district and will include ponds with fountains and trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

The architectural style and design of the residential products will complement each other while at the same time providing a diversification of products. See the attachment identified as **Exhibits 1.12.1 through 1.12.6** for the initial designs of the apartments, townhomes, and clubhouse.

In implementing this Area 1, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, as they exist and are effective on the date when this zoning text is approved by City Council, except to the extent variance and divergences are identified below. If there is a conflict between these standards and the provisions of Section 1121.08, the standards in this text shall apply.

A. List of Permitted Uses:

1. Single-Family Attached
2. Multi-Family
3. Community Center / Commercial Recreation (indoor) – Clubhouse with pool and fitness

B. Lot Size, Setbacks, Height, Open Space, or Coverage Ratio:

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.

  - Internal setbacks between buildings within the multifamily and attached residential development shall be 20’ or as determined based in the fire code, whichever is greater.
  - Perimeter setbacks to the east, west, and south of the project will be 25’ from the property line for any road, pavement, or building. Setbacks along Watkins Road will be 60’.
- Height of primary structures will not exceed 45’ plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
  - Multi-purpose trails are included throughout the project and around the detention ponds. The multi-purpose trails will also be installed along Watkins Road to connect to future paths that will link this development to the other subareas and the future park system.
  - The detention ponds will include fountains and landscaping.
  - Multiple dog parks will be included in the project.
- Lot coverage ratio will be 65% including accessory structures

C. Density:

- The combined overall density for both residential products will be 14 units per acre,
- The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

D. Access, Parking, Loading, and Pedestrian Connectivity:

- A traffic study and regional thoroughfare plan update has been or will be completed for the east side of Marysville at the direction of the City Engineer. These documents identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn Road.

  It is anticipated that the thoroughfare plan will include a new roadway (Road A, as more specifically addressed in Chapter 4), that will ultimately link Scottslawn Road to the east/west section of Watkins Road to US 36 and then across Mill Creek to State Route 4. A portion of this new road will serve as a bypass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bypass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn Road without impacting the Buxton Meadows residential development. The timing of the construction of all the roadway improvements will be defined by the developers(s) and the City and County Engineers working together.

  Road A and Watkins Road will have a typology and streetscape specified in Chapter 4.

  Future roads internal to Area 1 will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees,

landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

- The primary access to Area 1 will be via two entrances off Watkins Road. To the south of the project, two stub roads will be constructed that will connect to the future development to the east.
- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- The parking areas for the single-family attached units will include private 1- and 2-car attached garages as well as driveway spaces. With the combination of the garages and driveway spaces, each unit will have a minimum of 2 spaces.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and through the center of the project leading to the clubhouse and the trail system located along Watkins Road, which will provide pedestrian connections to the other subareas when constructed.
- Connectivity throughout the Zoning District and to public common areas is important to make the area more walkable. The trail system will be defined per the City's existing code but will include connections to the trails along the major thoroughfare roadways as well as the trails within the public common areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths will be limited to locations adjacent to public roadways.

E. Landscaping:

- The landscaping requirements of Area 1 will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter fencing will be added to the south side along US 33 as well as the northern side of the project along Watkins Road.
- The landscape treatment along the eastern and western borders will include light mounding (2' to 3') and a new tree line within the setbacks. This tree line will also be included around the Marysville pump station and behind the fence along the southern boundary (US 33) as well. Final plant material selections and layout will be determined during the Design Review Board process.
- Landscaping will be installed along Watkins Road at both entries. Final plant material selections and layout will be determined during the Design Review Board process.
- All residential buildings (multi-family and attached-residential) shall include foundation planting along the entire front and rear of the buildings per

Exhibits 1.6.1 and 1.6.2. Final plant material selections and layout will be determined during the Design Review Board process.

- The clubhouse shall include foundation plantings along all four sides of the building and between the building and the pool per **Exhibit 1.7**. Final plant material selections and layout will be determined during the Design Review Board process.
- Within Area 1, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

F. Architecture:

- The architectural style and designs for Area 1 (multi-family and attached single-family) will be substantially similar to the architectural renderings shown on the illustrative elevations accompanying this Development Plan. During the development of this project, the applicant may present to the Design Review Board as part of Exterior/Landscape Plan Applications additional architectural styles and concepts for review, consideration, and approval by the Design Review Board.
- Approved building materials can include stone, brick, wood, metal, other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- The clubhouse design and materials will include high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and a metal roof. An outdoor fireplace and covered patio with seating will also be included. The building will have double and triple window sets. A clubhouse elevation is included with this application and provides additional detail regarding the architectural details and design.
- The multi-family buildings will feature high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Some units will have covered balconies with metal railings and the building will feature an assortment of single and double windows. The attached elevations provide additional detail regarding the architectural details and design.
- The single-family attached buildings will feature high-quality vinyl board and batten siding, vinyl horizontal siding (architectural grade with a minimum thickness of 0.044") with painted brick accents, and an asphalt roof. Metal seam roofs will be featured over the majority of the entry doors. The attached elevations provide additional detail regarding the architectural design that will be submitted as part of the Design Review Board application.

G. Signage:

- The following signage standards shall apply to all signs associated with Area 1. Unless otherwise specified in these development standards, relevant

provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs, shall apply. If there is a conflict between these standards and the provisions of Section 1129, the standards in this text shall apply.

- Sign types permitted include monument signs, building-mounted wall signs (clubhouse), project identification/gateway signs, and gateway highway signage.
    - Temporary Signs (banners and yard signs) and vehicular use area signs shall be subject to the applicable provisions of the Codified Ordinances of the City of Marysville Code Section 1129 Signs.
    - Permanent Signs – size (sign area) and quantity as determined by the type and location of the sign. The sign area shall be determined by the dimensions of the sign display face, excluding framing, bracing, and structural supports.
        - Monument Signs – Area 1 will be provided with two monument signs or project identification/gateway signs. These signs can be single or double sided as determined by the developer.
        - Entry Sign - The location of the first sign will be at the intersection of the main entrance (eastern drive) of the project off Watkins Road and will have a maximum height of 8”. This entrance leads directly to the clubhouse and is considered the main entrance.
        - Highway Sign - The second project identification/gateway sign is along US 33 at the southern end of the project. The maximum height of this sign will be 20’ and a maximum width of 8’6”. The maximum sign face area will be 64 sf.
        - Additional dimensions, design, and proposed materials of these two permanent signs are provided in **Exhibit 1.8**. The multi-family entry sign shall not exceed 20 square feet for the sign face. The monument signs will be incorporated into the surrounding landscaping beds.
        - The monument signs identified above are allowed to be constructed within the perimeter setbacks at both locations with a minimum setback of 5’-0” from the lot or ROW line.
        - Design – all monument signs shall have a finished base that is architecturally coordinated with the design and materials of the associated building(s) using materials such as brick, stone, wood, glass, architectural precast concrete, metal, or other innovative materials.
        - Lighting. Signs shall be illuminated in such a manner as to avoid creating a glare and hazardous or distracting condition to vehicular and avionic traffic. Signs shall be illuminated only by the following means:
            - External Illumination. By a white, steady, stationary light of reasonable intensity, directed solely at the sign. External

light fixtures shall not be directed toward adjacent properties or rights-of-way. Ground-mounted light fixtures shall be fully screened from view by site grading or evergreen shrubs.

- Internal Illumination. By a white interior light of reasonable intensity with the sign text and images lit or silhouetted on an opaque background, either within a sign cabinet or using individually illuminated channel letters. No additional background lighting or illuminated borders or outlines is permitted. Electrical wiring shall be entirely hidden from view. Digitally animated or LED changeable copy signs are prohibited.

H. Lighting:

- Minimum lighting standards shall be as follows:
  - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential.
  - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
  - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
  - Fully shielded, cut-off type lighting fixtures shall be required.
  - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.
  - **Exhibit 1.11** shows the proposed location and specifications for the basic lighting.

I. Project Phasing:

- It is anticipated that the development in Area 1 will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and buildings, weather permitting.
- The project is likely to be constructed in a single phase but the developer does reserve the right to develop the project in three phases, roughly 1/3rd each beginning with phase 1 beginning just south of Watkins Road. The first phase would include the clubhouse, and a portion of the multi-family, and attached units. Future phases would proceed south based on user demand and would include the remaining multi-family and attached units.

CHAPTER 4 – AREA 2 (MANUFACTURING AND TECHNOLOGY)

IV. CHAPTER 4 – AREA 2 (MANUFACTURING AND TECHNOLOGY)

Area 2 consists of 876.7+/- acres. Unless otherwise specified in this written text, relevant use and development standards of the Codified Ordinances of the City of Marysville shall apply to Area 2. The underlying Manufacturing/Innovation District (M/I) and Light Manufacturing District (LMD) zoning designations and requirements contained in Codified Ordinances Sections 1121.13 and 1121.14, respectively, as they exist and are effective on the date when this zoning text is approved by City Council, shall be applied to matters not directly addressed herein, except to the extent variances and divergences are identified below and in this application. If there is a conflict between these standards and the provisions of Section 1121.13 or 1121.14, the standards in this text shall apply.

A. Uses:

1. Permitted Uses: The following uses shall be permitted uses in this Zoning District:

a. Artisan Workshop
b. Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing
c. Commercial Printing and Publishing
d. Contractor Offices
e. Essential Public Services and Utilities – includes electrical substations
f. Essential Private Services and Utilities – includes water or material storage tanks, generator yards, chillers, and other exterior equipment reasonably necessary for the operation of a permitted use
g. Laboratory Research Facility
h. Manufacturing, General
i. Professional Offices
j. School, College or University, Vocation and Technical, Trade or Business
k. Warehousing, Private/Public
l. Wholesale and Distribution
m. Light Manufacturing
n. Wireless Telecommunications Antenna, Facility, and/or Tower
o. A regional sewer pump station on +/-1.14 acres located to the south of and adjacent to Watkins Road and to the northwest of and adjacent to Area 1. The pump station has been constructed thereon by the City of Marysville and is operational.

In implementing this Area, the applicant will rely on the underlying Government and Institutional District (GOV) zoning

designation and requirements contained in Codified Ordinances Section 1121.16, except to the extent variance and divergences are identified below and in the approved Development Plan application that was previously approved for this subarea. The list of permitted uses in Area 3 includes Essential Public Services and Facilities.

For purposes of clarity, such permitted uses shall include as a permitted use, among other uses that are permitted, production and assembly uses.

2. Conditional Uses: The following shall be conditional uses in Area 2 which are subject to review and approval in accordance with Codified Ordinances Sections 1141.22 through 1141.28:

Data centers, defined to mean "facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information." The Planning Commission, in determining whether a data center conditional use shall be granted, is required to make an affirmative finding that the City has sufficient utilities to provide for the intended use. Data centers shall not be permitted or conditional uses within that portion of this Zoning District shown as the "Data Center Prohibited Area" on **Exhibit 2.4**.

3. Accessory Uses and Structures: Permitted accessory structures shall not be limited to those listed in applicable provisions of the Codified Ordinances or those defined below but also shall include accessory uses and buildings that customarily accompany the primary use on a property, as approved as part of the Design Review application. Examples of permitted accessory uses and structures include:

a. Electrical substations
b. Water or material storage tanks
c. Generator yards
d. Chillers, including roof-top and ground mounted equipment
e. Other external equipment reasonably necessary for operations of permitted or conditional uses

B. Lot and Setback Commitments:

1. Lot Coverage: There shall be no maximum lot coverage in Area 2 as long as all minimum setbacks are satisfied.

2. Lot Width and Size: The minimum lot width shall be 100 feet within Area 2, and the minimum lot size shall be 2.0 acres.

3. Setbacks: The following setback shall apply to Area 2:

a. Watkins Road and Road A: The minimum parking and pavement setback shall be 50 feet and the minimum building setback shall be 100 feet from the rights-of-way of Watkins Road and Road A (such term being later defined herein) unless another setback is specifically applicable to either street as provided in another provision of this text.

b. U.S. Route 33: The minimum parking and pavement setback and the minimum building setback shall be 100 feet from the right-of-way of U.S. Route 33.

c. Perimeter Boundaries: The minimum parking and pavement setback shall be 50 feet and the minimum building setback shall be 100 feet from any perimeter boundary lines or portions of perimeter boundary lines of Area 2 unless other specific setbacks requirements apply as detailed elsewhere in this text.

d. Interior Streets: The minimum parking and pavement setback shall be 25 feet and the minimum building setback shall be 50 feet from the rights-of-way of public streets which are interior to Area 2 unless otherwise specified elsewhere in this text.

e. Perimeter Boundary Shared With Western Boundary of Buxton Meadows: Along the shared perimeter boundary line between Area 2 and the western boundary of the existing Buxton Meadows residential community, there shall be a minimum building setback of 400 feet and a minimum pavement and parking setback of 350 feet. Within the contiguous (Mounding Area) to the western boundary of Buxton Meadows, a mound shall be installed to an average height of 12 feet and landscaping shall be planted on the mound so that within 4 years of installation of the landscaping, in combination with the mound there shall be a minimum opacity of 80% at an average height of 18 feet. This potential site plan is depicted as Detail A-1 in **Exhibit 2.5** that accompanies this text. Pedestrian trails, underground utilities, stormwater management basins, drainage facilities, and improvements relating to any of the foregoing shall be permitted to be located anywhere outside of the Mounding Area. Notwithstanding the 350 foot minimum pavement and parking setback, Road A may also be located within the 400 foot building setback provided that the right-of way for Road A shall be at least 300 feet from such western boundary of the Buxton Meadows residential community. This potential site plan is depicted as Detail A-1 in **Exhibit 2.5** attached to this text.

f. Perimeter Boundary Shared With Southern Boundary of Buxton Meadows: A drainage easement exists extending southward from the shared perimeter boundary line between Area 2 and the southern

boundary of the existing Buxton Meadows residential subdivision. The portion of Area 2 that is burdened by the drainage easement (the "Drainage Easement Area") is identified in that certain easement which is of record with the Office of the Recorder of Union County as OR 268, Page 66. There shall be a minimum building setback of 400 feet as measured from the southern boundary line of the Buxton Meadows Development and a minimum parking and pavement setback of 350 feet. Within the 160 feet contiguous to the southern boundary of Buxton Meadows, there shall be a Mounding Area with a mound having an average height of 12 feet and landscaping that is planted on the mound so that within 4 years of installation of the landscaping, in combination with the mound there shall be a minimum opacity of 80% at an average height of 18 feet. This potential site plan is depicted as Detail A in **Exhibit 2.5** that accompanies this text. The Mounding Area may be eliminated or reduced where existing mature tree stands are preserved, where necessary to preserve and maintain existing streams, or to preserve existing ponds within the greenspace area. Pedestrian trails, underground utilities, stormwater management basins, drainage facilities, and improvements relating to any of the foregoing shall be permitted to be located anywhere outside of the Mounding Area. Notwithstanding the minimum pavement and parking setback, Road A may also be located within the building setback provided that the right-of-way for Road A shall be at least 300' from the southern boundary of the Buxton Meadows residential community. This potential site plan is depicted as Detail A in Exhibit 2.5that accompanies this text.

g. Jolly Road and Mill Creek: The minimum parking and pavement setback shall be 200 feet and the minimum building setback shall be 400 feet from the right-of-way of Jolly Road and from the centerline of Mill Creek. Within these minimum setbacks, the developer has the right to add landscaping, mounding, multi-purpose trails, detention ponds, and other stormwater improvements. Landscaping will be added parallel to Jolly Road and will consist of:

i. Mounding with a height of 10 feet to 12 feet except where necessary to protect existing trees or desirable in order to create a natural aesthetic.

ii. The mounded area will be planted with natural grass and native trees (mixture of deciduous and evergreens), shrubs, and/or bushes such that there is screening to a minimum opacity of 80% with a height (including the mound and plantings) of 18 feet within 5 years after plant installation. An exhibit detailing this Jolly Road buffer is shown as Detail C on **Exhibit 2.5**.

h. Primary Preservation Zone: There shall be a minimum pavement and parking setback of 25 feet and a minimum building setback

of 50 feet from any perimeter boundary of the Primary Preservation Zone (such term being defined in Section IV.D.8.a of this text) that is not contiguous with a public street right-of-way.

i. Elimination of Setbacks: In the event that a parcel located within Area 2 and an adjacent parcel located within or outside of Area 2 (i) come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels. Section 1153.04(g) of the Codified Ordinances also shall apply to Area 2

C. Access, Parking, Loading, and Pedestrian Activity:

1. Vehicular Access: A traffic study and regional thoroughfare plan update has been or will be for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road, and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn Road.

It is anticipated that the thoroughfare plan will include a new roadway (Road A), with a right-of-way no greater than 100', that will ultimately link Scottslawn Road to the east/west section of Watkins Road to US 36 and then across Mill Creek to State Route 4. The right-of-way width of Road A will be determined based on the approved thoroughfare plan. A portion of this new road will serve as a bypass or connector between the north/south section of Watkins Road and the east/west section of Watkins Road. This bypass roadway will help ensure that industrial and vehicular traffic can get to and from Scottslawn Road without impacting the Buxton Meadows residential development. If necessary to accommodate utilities, other streetscape features, and/or leisure paths or sidewalks, the developer shall grant to the City an appropriate adjacent easement of up to 20 feet in addition to the street right-of-way. Any adjacent easement may be on one side or both sides of the road but shall not exceed 20 feet in the aggregate. The timing of the construction of all the roadway improvements will be defined by the developers(s) and the City and County Engineers working together.

Road A and Watkins Road will have a typology and streetscape that will include fencing or other edge treatment, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A and Watkins Road shall include a 10' multi-purpose trail on one side and may include a sidewalk on the other side, if appropriate. The multi-purpose trail may be located either within or outside of the right-of-way. The relevant developer(s) shall dedicate right-of-way along Watkins Road to the City extending for a minimum distance of 40' on both sides of the centerline. The final distance will be determined based on the approved

thoroughfare plan. The desired species of street trees will be determined by the developer(s) and the City of Marysville Arborist.

Future roads internal to Area 2 may be constructed with curb and gutter and a structured stormwater system or with drainage swalls. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections.

An example of a roadway cross-section is shown in **Exhibit 2.6**. The final specifications for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

2. Street Typologies and Streetscapes: Road A and Watkins Road will have a typology and streetscape that will include fencing or other edge treatment, street trees and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. Road A shall include a 10-foot wide asphalt multi-purpose trail on one side and may include a sidewalk on the other side, if appropriate. Watkins Road shall include a 10-foot wide asphalt multi-purpose trail on both sides for those portions which run east-west through this Zoning District, and on the west side of the street for that portion which runs north-south along the eastern perimeter boundary of the Zoning District. Multi-purpose trails may be located either within the right of way or an easement. The developer shall dedicate right of way along Watkins Road to the City extending for a distance of not more than 40 feet on both sides of the centerline for those portions of the street which run east-west through this Zoning District and for a distance of 40 feet from the centerline for that portion which runs north-south along the eastern perimeter boundary of the Zoning District. The desired species of street trees will be determined by the developer(s) and the City of Marysville Arborist.

Future roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements (sidewalks and/or multi-purpose trails) to provide connections.

The preliminary alignment and an example of a roadway cross-section of Road A is shown in **Exhibit 2.6**. The final design specifications for Road A, improvements to Watkins Road, entry points from Road A and Watkins Road, and roads internal to this Zoning District shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

3. Off-Street Parking and Loading: Parking and loading spaces shall be provided in accordance with Codified Ordinances Chapter 1127. For data center uses that are approved as part of a conditional use application, off-street parking

shall be provided at the minimum rate of one space for each employee on the main shift, and off-street loading spaces shall be provided at the minimum rate of one loading space per building.

4. Pedestrian Connectivity: Connectivity throughout the Zoning District and to public common areas is important to make the area more walkable. The trail system will be defined per the City's existing code but will include connections to the trails along the major thoroughfare roadways as well as the trails within the public common areas, if applicable. To maintain safety and security, public sidewalks, trails, and multi-purpose paths will be limited to locations adjacent to public roadways.

Multi-purpose trails shall be provided in the general locations which are generally illustrated in **Exhibit 2.6**. Other points and routes of pedestrian access and connectivity will be determined as part of the approval of each project and will include sidewalks and/or multi-purpose trails which will serve as a connection to the main trail system along Watkins Road or Road A, as appropriate. Public pedestrian connections shall be located within or immediately adjacent to the public street right-of-way and shall follow City engineering requirements. No pedestrian connections shall be required along US 33.

5. Landscaping and Stormwater Management:

a. Generally: The landscaping requirements for Area 2 shall be provided in accordance with the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.

b. Fencing: Unless an alternative treatment is approved by City staff, perimeter fencing will be provided along U.S. Route 33 as well as along the north, south, and west sides of Watkins Road where its right-of-way abuts or is within this Zoning District. Perimeter fencing along U.S. Route 33 shall be located not less than 10 feet from the edge of the U.S. Route 33 right-of-way unless otherwise required to accommodate stormwater drainage. If applicable, perimeter fencing along Watkins Road shall be located 1 foot outside of the Watkins Road right-of-way or the adjacent sidewalk or leisure path, whichever is greater.

c. General Perimeter Landscaping: The landscape treatment along the eastern and western boundaries of Area 2 that are not shared with the Buxton Meadows neighborhood or which are not adjacent to Jolly Road or Mill Creek will include a 6-foot high mound located within the minimum required parking and pavement setback. This mounding requirement may be waived with the approval of the City Arborist if necessary to preserve and maintain existing tree stands. This landscaping treatment requirement is eliminated should Area 2 be expanded in future annexations or zonings beyond the boundaries of this application.

d. Adjacent to Buxton Meadows: Landscaping requirements for perimeter boundary lines of Area 2 which are shared between this Zoning District and the Buxton Meadows subdivision are detailed in Section IV.C.3.e and IV.C.3.f of this text.

e. Adjacent to Jolly Road and Mill Creek: Landscaping requirements for perimeter boundary lines of Area 2 which are shared between this Zoning District and the Buxton Meadows subdivision are detailed in Section IV.C.3.g of this text.

f. Service and Loading Areas: Service areas and loading docks shall be screened to limit visibility from off-site with a minimum opacity of 75%.

g. Landscape Buffering - Buildings: Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of buildings and to lessen its visual impact when viewed from public rights-of-way.

6. Tree Preservation: The following additional landscaping requirements shall apply to Area 2:

a. Tree Preservation Zones: Three "Tree Preservation Zones" are provided in Area 2, with (a) one being located along a limited portion of the western perimeter boundary line of Area 2 within the required minimum parking, pavement, and building setback from U.S. Route 33; (b) one being located further to the southeast within that same minimum setback along U.S. Route 33; and (c) a larger, centralized zone being located between Watkins Road on the south and the northern perimeter boundary line of the Zoning District on the north, to be referred to herein as the "Public Common Area". These Tree Preservation Zones are generally illustrated in **Exhibit B3**. A legal description defining the Public Common Area has been provided along with this application. Other Tree Preservation Zones may be defined in the future to preserve and protect trees in various locations within the development. These areas will be defined as the public street network locations and specifications are completed.

Within Tree Preservation Zones, the developer shall preserve existing healthy and mature trees, provided that trees may be removed if they present a danger to persons or property or as necessary to extend utilities. Understory may be removed for any reason, and plants or trees that are of a noxious and invasive species may also be removed.

b. Tree Replacement Program: Trees located in the areas identified for tree removal on the Existing Conditions exhibit may be removed for any reason and the City's tree replacement program shall not

apply to them. Any trees located outside of the boundaries of areas identified in **Exhibit 2.2** for removal, except for those for which removal is incidental to the demolition of any existing structures, shall be subject to the City's replacement program.

c. Parking Lot Landscaping: Within parking areas, large unbroken expanses of parking lot shall be avoided. Large lots should be separated into a series of smaller interconnected lots separated by peninsulas or islands. No individual landscape areas shall be smaller than 350 square feet. For each 100 square feet of parking area, a minimum of 5 square feet of landscaped area shall be provided. Within the parking lot landscape islands or peninsulas at least one deciduous canopy tree with a clear trunk of at least 5 feet above the ground shall be planted. Vehicular use area requirement, one standard tree with a nursery caliper of not less than 2 inches shall be planted for each 50 feet of vehicular use area and/or parking area perimeter distance.

7. Open Space:

a. The natural features in the Public Common Areas throughout the PUD (approximately 82.98 acres) will be preserved, protected and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed and maintained by a future community authority board, which will use funds from future residents and businesses to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variances and divergences are identified below. The list of permitted uses within open space areas shall include:

i. Park
ii. Community Garden
iii. Commercial Recreation (outdoor)
iv. Essential Public Services and Utilities
v. Necessary Roadway crossings

b. With the creation of the Community Authority and the Public Common Areas, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different Areas together as well as other parts of the City and Townships. By combining the Public Common Areas with the required

setbacks and open space requirements within each developed subarea, it is anticipated that the overall common area/open space for this PUD will be more than the standard requirements. Within Area 2, any trees located outside of the boundaries of tree clearing that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

c. Area 2 shall consist of a minimum of 10% open space as measured across the gross acreage within Area 2, inclusive of the Public Common Area, publicly owned parkland and privately owned open spaces. As used in this text, the term "open space" shall mean "an area of land unoccupied by buildings, structures, storage or vehicular use areas, except for recreational structures, and which is generally used for the purpose of providing grassed or landscaped areas, preservation of natural features, environmental protection, preservation of scenic views, or similar purposes. In calculating minimum open space requirements in this Zoning District, the definition in this paragraph shall be used. Within this Zoning District, open spaces may, but shall not be required, to be open for use by the general public.

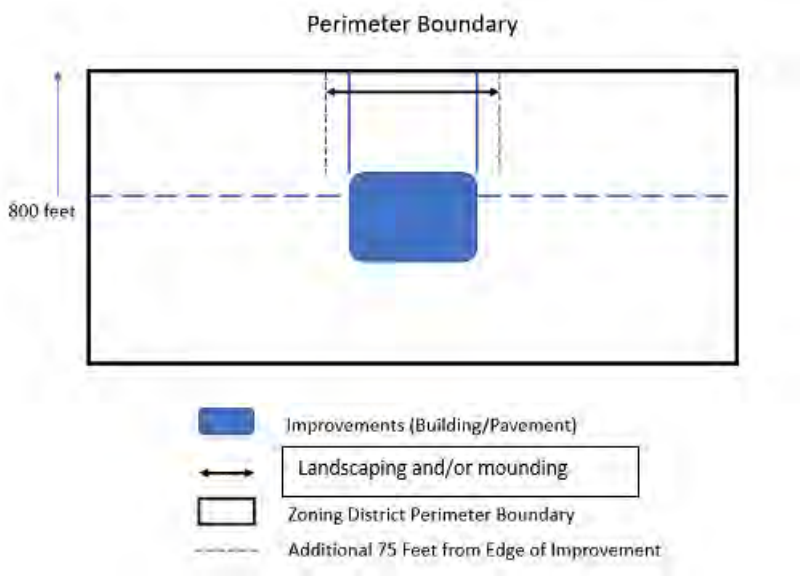
8. Fencing: Code Section 1123.20.c.(1) shall not apply to Area 2. Vinyl, barbed wire, and chain link fencing shall be prohibited, except that black vinyl-coated chain link fencing shall be permitted. The setback requirements for fencing that apply to Area 2 are set forth in Codified Ordinances Section 1121.13 (M/I District) and are minimum requirements. Any fencing that is adjacent to or in front of a building façade that fronts a public roadway shall be screened with landscaping which will achieve at least 50% opacity and a height of 75% of the fence height within 5 years of installation.

9. Perimeter Landscape Standards: The following perimeter landscaping standards shall apply to the exclusion of Code Section 1125.06 as they relate to required buffering between development pertaining to any permitted or conditional use in Area 2 and adjacent residential uses. For those perimeter boundaries of Area 2 which abut real property (i) containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") on real property located within Area 2, has a zoning classification which permits the development and operation of residential uses thereon, and (ii) that is not owned by the applicant for the Building Permit or by the applicant for the rezoning/Development Plan approval that pertains to Area 2 or its affiliates (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum average 6-foot high mound shall be installed on the property to which the Building Permit applies along the shared property line with the abutting property. The mound shall include a landscape buffer which shall consist of a mixture of deciduous trees, evergreens, and bushes to provide an opacity of at least 80% on the date that is 4 years after planting to a minimum height of 10 feet above ground level. These mounds shall be installed within the required minimum pavement setback area as required by this

zoning text. For purposes of determining which properties qualify as Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting, and in these circumstances breaks in required mounding and landscaping shall be permitted to accommodate vehicular and pedestrian access points. The perimeter landscape standards provided for in Sections III.C.5 and III.C.6 with respect to the Buxton neighborhood and Section III.C.7 with respect to Jolly Road shall supersede the provisions of this subsection.

a. Existing Trees: If existing trees are found within perimeter areas that have existing screening and buffering, the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for a minimum 80% opacity within 4 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens, or bushes) shall be planted along those perimeter boundary areas to meet the minimum 80% opacity requirement. The plan for these areas must be reviewed and approved by the Design Review Board.

b. Phasing of Residential Screening: In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within Area 2, for all portions of this Zoning District where there is required mounding and landscaping, it may be installed in phases. For each phase of development in Area 2, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant applications) that buildings, paved parking areas, and/or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line of Area 2 between two points which are determined by extending two straight lines from the perimeter boundary line of Area 2 to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



10. Sustainability and Green Infrastructure: The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Stormwater management techniques will encourage the protection of sensitive natural areas through the inclusion of these areas in the public common areas. In addition, the use of low-impact design standards will be encouraged to include natural grass drainage swales along roadways when applicable, bioswales to slow stormwater runoff, and to provide a connection between the detention basins. Electric vehicle charging stations will be installed and available in many (but not necessarily all) industrial buildings to promote the use of alternative fuels and transportation methods.

11. Groundwater Wells Prohibited: The use of groundwater wells to supply water for industrial processes, domestic potable water, or landscaping purposes is prohibited in Area 2. The foregoing shall not prohibit the use of water from stormwater management ponds or other stormwater infrastructure for the use of landscape maintenance.

D. Architectural Standards:

1. Building Heights: The maximum building height shall be 70 feet as measured per City Code except in the area defined as "Data Center Prohibited Area" where the maximum building height shall be 60 feet as measured per City Code.

2. Building Designs: The following design requirements and criteria shall apply to all permitted building typologies in Area 2, other than the Office Building Typology:

a. Building designs shall not mix architectural elements or ornamentation from different styles.

b. Buildings shall be required to employ a consistent use of

materials on all elevations.

c. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Subject to functional requirements for a specific building, door openings and windows should be arranged in a regular or symmetric manner except appropriate to highlight entrances. Primary entrances shall be made sufficiently prominent that they can be easily identified from a distance, except on buildings where pedestrian traffic is expected to be minimal such as, but not necessarily limited to, data centers or warehouses, or in the context of multi-building projects where the visibility of building entrances may be obstructed.

d. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

3. Building Forms:

a. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

b. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. Flat roofs are permitted.

4. Materials:

a. Exterior building materials shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, along with contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., Hardi-plank or equivalent) shall be permitted on buildings not employing traditional styles. The use of reflective or mirrored glass shall be prohibited.

b. Majority of building colors will be natural colors but additional colors can be considered to allow for innovation/variations in Area 2. Fluorescent colors are prohibited. Color palettes for future buildings will be discussed and reviewed as part of the Design Review process.

c. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring untreated poured concrete exterior walls are prohibited. Notwithstanding the foregoing, ancillary structures built and

operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.

d. Generally, the quantity of materials selected for a building shall be minimized. A single material selection for each of the independent building components of roof, wall, and accents (i.e. different material or color) is permitted.

e. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

5. Additional Standards: In designing buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:

a. Architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall be of high quality while taking into account the unique nature of the use(s) that will be found therein.

b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height. The distance between offsets, recesses, and/or projections will vary depending on the size of a particular building, the size of exterior building panels, and the number and location of entry points.

c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

e. HVAC, generators and similar equipment and associated gravel or concrete yards or pads shall be located subject to the minimum building setbacks.

Codified Ordinances shall apply.

F. Lighting:

1. All parking lot and private driveway lighting shall be cut-off type fixtures and downcast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

2. All parking lot lighting within an individual development project shall be of the same light source type and style.

3. All parking lot light poles shall be constructed of metal, shall be dark in color, and consistent throughout each individual development. Light poles shall not exceed 28 feet in height, including the base as measured from the pavement level, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no higher than 18 feet in height.

4. No permanent-colored lights that would result in a "color washing" of a building or neon lights shall be used on the exterior of any building.

5. All other lighting on the site shall be in accordance with the Code.

6. Street lighting must meet the City's standards and specifications.

7. No light spillage onto properties that are adjacent to this Zoning District shall be permitted from lighting sources within Area 2.

G. New Community Authority: A New Community Authority district has been established to help fund portions of the infrastructure that will support development in this Area and beyond such as trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the New Community Authority, that entity will be responsible for maintaining the public common areas throughout the development and may take ownership of such areas. The millage charged to the future property owners will be responsible for funding the improvements within the public common areas and the maintenance thereof. The New Community Authority may delegate and assign its responsibilities under this section to a "forced and funded" property owner's association which includes parcels and owners in this Zoning District.

H. Sound: Development within Area 2 shall comply with the performance standard regulations of Codified Ordinances Section 1 123.17. Noise levels shall be measured at the perimeter boundary lines of Area 2.

CHAPTER 5 – AREA 3 (MIXED USE)

V. CHAPTER 5 – AREA 3 (MIXED USE)

GENERAL DEVELOPMENT STANDARDS

Area 3 includes 243.9+/- acres and will be developed with 8 subareas providing for a mixed-use community. The project will be developed in accordance with the Codified Ordinances of the City of Marysville as in effect March 25, 2024 (the "Codified Ordinances") unless noted otherwise in this Text. Where conflicts occur between the Codified Ordinances and this Text, the Text shall control over the Codified Ordinances.

Perimeter Boundary Setbacks

On the west side of the development along the industrial/commercial office buildings, a perimeter setback of 40' will be established on the western boundary of subareas B and D. Within this setback, the existing driveway will be converted to a multi-purpose trail to provide connectivity to the park system. Subareas A and C border the public common area and will not have a perimeter setback requirement. On the east side of the development, subareas F will provide a 20' perimeter setback to the County Training facility with the existing trees maintained as a buffer. Subarea E will provide a perimeter setback of 20' to the south and west area that is up against the existing residential condominiums and commercial uses. The commercial areas in Subarea G will not have any perimeter boundary requirements as the desire is that these retail areas are ultimately continued down US 36 and can be linked to the existing developments to the west.

Common Open Space

With the creation of the Community Authority and subarea H, the Public Common Open Space, sensitive and unique natural areas will be protected and managed with minimal disturbance. These areas will be enhanced with multi-purpose trails and other amenities to develop a park system that will connect the different subareas together as well as other parts of the City and Townships. By combining the Public Common Open Space with the required setbacks and open space requirements within each developed subarea, the overall open space for the Zoning District will be more than three times the current standard requirement and will exceed 30% in total. Within the subareas, any trees located outside of the boundaries of tree clearing (**Exhibit 2.2**) that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement. Any trees identified on **Exhibit 2.2** as "to be removed" are not subject to the previsions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement. Notwithstanding the forgoing, the developer will make best efforts to retain as many existing trees as possible across the site and developer will work with the engineers to try and locate detention areas in common area fields. The developer will also embark on a reforestation of some of the farm fields that are included in the park system by planting a minimum of 1,000 native saplings. Where saplings are not planted, the area will be restored with native grasses, wildflowers, and plantings. The developer will work with the City of Marysville Arborist to determine an appropriate list of native grasses, flowers and saplings.

Access

A traffic study and regional thoroughfare plan update has been or will be completed for the east side of Marysville at the direction of the City Engineer. These documents will help identify the roadway infrastructure needed for this development as well as the other annexations related to the overall Marysville East project.

As for access into Area 3, the primary entrance into the development will be via a newly constructed roadway (Road A) that will extend from US 36 to the north and intersection with an extension of Allenby Drive. The developer will install a round-a-bout at the intersection of Allenby and Road A to create a constant flow of traffic into the areas. Road A will be an unloaded road that will be constructed as a parkway with a center island installed both north and south of Road B and the island design will stop at the first major entrance into the two multi-family subareas. The Allenby Drive extension will be an unloaded road as well from its current location to the north. A small portion of Allenby on the northwest side of the roadway will be loaded with a handful of single-family home driveways as the extension enters subarea B. A service road (Road B) will be constructed north of the retail development, parallel to US 36, and will serve as the primary access to the retail/commercial area. The size of the roads and ROW will be determined by the traffic study and City Engineer's requirements. The timing of the construction and phasing of all the roadway improvements will be defined by the developers(s) and the City and County Engineers working together.

Road A and Allenby Drive will have a typology and streetscape that will include fencing, street trees, and landscaping, and may have either a ditch/swale design or curb and gutter design provided that there is a consistent and cohesive design as to each roadway. The fencing may be discontinued by the developer on the northwest side of Allenby Drive as it approaches single-family lots due to the driveway for the homes. A 10' multi-purpose trail or 7' sidewalk will be constructed on both sides of Road A and on both sides of Allenby Drive. The multi-purpose trail may be located either within or outside of the right of way. The desired species of street trees will be determined by the developer and the City of Marysville Arborist with proper spacing and size determine during the Design Review Board approval process.

Future public roads internal to the subareas will be constructed with curb and gutter and a structured stormwater system. Internal roads will include street trees, landscaping, and pedestrian elements in either a sidewalk or multi-purpose trails to provide connections. Private road specifications for the multi-family components will be discussed with the City Engineer.

Street lighting will be included along Road A, Allenby Extension, Round-a-bout at Road A and Allenby, and along Road B. No interior street lighting within the single family subareas will be provided to reduce the impact of light pollution.

An example of a roadway cross-section and the standard fencing is shown in Exhibit D. The final specification for Road A, extension of Allenby, entry points and roads internal to the subareas shall be approved by the City Engineer. All roads may be constructed in phases consistent with the pace of development and as approved during the platting and/or final development approval process.

Pedestrian Connectivity and Multi-purpose Trails

Connectivity of each subarea to other subareas and to the Public Common Areas is important to make the community more walkable. The trail system along Road A and Allenby are defined above and will serve as a vital link to the commercial areas to the south and other subareas. Within each subarea trail connections will be defined per the City's existing code but will include connections to the trails and park system to the north known as the subarea H, Public Common Open Areas.

Sustainability and Green Infrastructure

The overall development will consider and encourage a number of sustainable development techniques and infrastructure. Green Infrastructure for stormwater management will utilize the landscape or nature's ability to reduce, slow, filter, and/or absorb stormwater runoff from streets, parking lots, and buildings. In addition, the development will encourage the protection of sensitive natural areas through the inclusion of these areas in the Public Common Open Spaces. Electric charging stations will be installed and available within the multi-family residential development. Street lighting within the subareas has been eliminated to lessen the impact of light pollution. Detention ponds will be constructed with natural characteristics and features that will include tall grasses on the banks and native plants (cattails) around the boundaries. Cattails will be sprayed or removed around the inlets/outlets to ensure proper flow.

Community Authority

A Community Authority has been established to help fund portions of the infrastructure, such as the trails, parks, services, roadway, public utilities, and other infrastructure improvements. As part of the role of the Community Authority, that entity will be responsible for maintaining the Public Common Open Spaces throughout the development and may take ownership of such areas. The millage charged to the future residents will be responsible for funding the improvements within the Public Common Open Spaces and the maintenance of such.

MARYSVILLE EAST AREA 3 OVERALL DESIGN GOALS

All development within Area 3 will strive to achieve the following goals:

(i) Well-balanced connection and transition of various property uses throughout the PUD, which will be achieved with a trail system, roadway network, setbacks, landscape buffers and the protection of key natural features.
(ii) The design elements, fencing, signage and other identifiers will create a unique

area that will serve as the gateway for the overall east-side development.

(iii) Provide interconnectivity through internal vehicular and pedestrian connections, connections to adjacent neighborhoods and businesses and connections to open space, parks, and activity centers.

DESCRIPTION OF ZONING REQUIREMENTS FOR EACH SUBAREA

Subarea A and B – Single-Family Residential

Subarea A (approximately 33.92 acres) and Subarea B (approximately 56.92 acres) are being zoned as a single-family detached product. Subarea A will be 1 to 1 ½ story patio home product and Subarea B will be traditional 2 story product. Access to Subarea A will be via Road A and Subarea B primary access will be via Allenby Drive. Utilities for Subarea A will extend up Road A and Subarea B utilities will be via Allenby Drive.

The open space within the development is anticipated to exceed the 10% required level under a straight zoning district. Trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing these subareas, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, single-family detached typology, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Single Family Detached
- Single Family Detached Patio Homes
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks
- Park/playground
- Accessory structures permitted per Section 1121.07

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes will be no less than 52’ wide and a minimum of 6,000 sf in size
- Setbacks: Front 25’, Side - 5’; Rear – 20’
- Maximum height: 35’
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout perimeter of the subarea with various connections to the internal streets. The multi-purpose trails will also provide connections to the paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space % for the entire PUD

- 55% maximum lot coverage including accessory structures

Density

A. Maximum density of 4 units per acre

Access and Pedestrian Connectivity

- The primary access to Subareas A and B will be via either Allenby Drive extension and/or the construction of Road A. Subarea B will also have a stub road to the south that will link with Subarea D (townhomes).
- The off-street parking for single-family shall be a minimum of 2 parking spaces per unit.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around portions of the detention ponds and both subareas will be connected to surrounding subareas and the park system to the north.

Landscaping

- The landscaping requirements of subareas A and B will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- There will be no buffer requirement between Subareas A and B as a continuous flow of housing that includes mixed products is the desired development plan. Between Subarea B and Subarea D, a combined 30' buffer will be created with the majority of the buffer and landscaping occurring on the south side of this transition in Subarea D. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described below will provide the proper buffer.
- On the west side of Subarea B, the development borders existing industrial/commercial office buildings. On this side of the Subarea a perimeter setback of 40' will be established on the western boundary. This boundary currently has a treed fence line, a service road to the existing home to the north, and trees, brush, and other existing plant materials (all defined as greenery) on the east side of the drive. Within the 40' setback, the existing driveway will be converted to a 10' multi-purpose trail to provide connectivity to the park system. The greenery on both sides of the multi-purpose path will be maintained within the 40' setback/buffer. This buffer (greenery and trail) will serve as the landscape buffer between the different uses.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.
- Regarding landscaping along interior subarea roads, trees will be placed in the tree lawn between the streets and the sidewalk at an interval of approximately 35', adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.

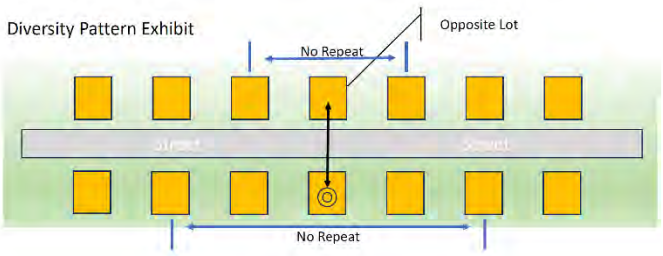
- Individual homes in Subareas A and B will have the following minimum landscape requirements:
    - Lots equal to or less than 65', will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Lots greater than 65', will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Prominent view lots (side yards open to common area) and secondary road frontage related to corner lots shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
    - Sod is required on all lots, no grass seeding permitted upon initial install.
    - No invasive plantings allow, including pear trees.
    - Review of landscape plans will be performed by the master developer prior to the issuance of the building permit.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting requirements for Subareas A and B are defined below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
- In subarea B, all homes built on corner lots will include a side loaded garage unless other impairments are present (i.e. near round-a-bout or discouraged by City engineer).
- Multiple materials on the front elevation of the home are encouraged and the

guideline is that approximately 25% of the material used should be considered a secondary material or a design changing using the same primary material. An example of a material design change would be if hardie board lateral lap siding is the primary material, an acceptable secondary design could be the use of hardie board and batten or hardie shake siding. While all three materials are a type of fiber cement siding, the change in design satisfies the 25% guideline. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.

- Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
- All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.
- Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
- Overhangs are required on all four sides of the home and must be a minimum of 1'.
- All driveways shall be constructed of concrete material. No asphalt driveways are permitted in subareas A and B.
- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board. Developer will encourage various colors of garage doors if architecturally correct and complementary to the home color.
- The diversity of the neighborhood homes in both elevation and color is encouraged. The following diversity standards for elevations and colors of homes will be applied to Subareas A and B. No home elevation or color should be repeated within two homes in both directions on the same side of the street nor should they repeat with the home directly across the street and within one home in both directions on the opposite side of the street. For offset lots, a judgement call will be made as to which lot is considered the opposite side mark. Corner lots terminate the repeat pattern requirement, although the same elevations and color cannot be side by side on a corner lot. See exhibit below.



- Twelve color pallets are being established in Marysville East. See Exhibit E for details. The primary color of the house will be used to determine which family the home is categorized in. If the front elevation is 100% stone or brick, the color repeat pattern does not apply. No homes located beside each other should have the same color stone or brick. Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.

- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage

- Signage standards will follow the SRD zoning district requirements.
- Model home and real estate signage is permitted.

Project Phasing

- With the required extension of Allenby Drive and other infrastructure improvements to get utilities to subareas A and B, its anticipated that the start of this development will be more than 24 months out. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate for both products could span an additional 3 to 4 years. Thus, both subareas A and B will be built in multiple phases as demand requires.

Subarea C – Single-Family / Single Family Attached Residential (Single Family, Duplexes, Triplexes)

Subarea C (approximately 18.91 acres) is being zoned for as a single-family or single-family attached product. Access to this area will be via Road A and utilities will extend up the main drive.

The open space within the development will be a minimum of 10% and will include the trails to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, Single-Family attached typology except to the extent variance and divergences are identified below.

List of Permitted Uses

- Single-Family
- Single-Family Attached
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks
- Park/playground
- Accessory structures permitted per Section 1121.07

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes will be no less than 55’ wide for single-family detached and single-family attached (2 attached units) with a minimum of 25’ each additional unit. Minimum lot size will be 6,000 sf for single family, 4,000 sf for duplex (2 attached units), and 6,500 sf for triplex (3 attached units).
- Setbacks: Front 25’, Side – 7.5’; Rear – 20’

- Maximum height: 35’
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the subarea and around the detention ponds. The multi-purpose trails will also be installed on the north and east side of the subarea to provide connection to the paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails and benches will be included in the Open space calculation.
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
- 60% maximum lot coverage including accessory structures

Density

B. Maximum density of 6 units per acre

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea C will be via two entrances off Road A. There will not be direct access to the multi-family project to the south.
- The off-street parking for this subarea shall be a minimum of 2 parking spaces per unit.
- Sidewalks, minimum of 5’, will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included around the detention ponds and will connect to the subareas to the south as well as the park system to the north.

Landscaping

- The landscaping requirements of Subarea C will be per guidelines below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- Perimeter Landscape Standards and buffers between Subarea C and Subareas B will be considered single family uses and will not require landscape buffering proposed in Section 1125.06 a. Instead, the natural area will be enhanced with a parklike setting and the connection to the trail system will service as the buffer. The buffering between Subarea C and the multifamily Subarea F will be similar to the requirements in Section 1125.06 and this will include a combined 40’ buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described below will provide the proper buffer.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.
- Regarding landscaping along interior subarea roads, trees will be placed in the tree lawn between the streets and the sidewalk at an interval of approximately 35’,

adjusted for driveways and utilities. Trees will be no less than 2" caliper. Species to be reviewed as part of the Design Review process.

- Individual homes or duplexes in Subarea C will have the following minimum landscape requirements:
    - Lots equal to or less than 65", will be required to have a minimum front raised planting bed of no less than 150 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum front lot plantings include 1 ornamental (1.5" caliper or greater) or 1 shade tree (2" caliper or greater), no less than 10 foundation plantings with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - Lots greater than 65", will be required to have a minimum front raised planting bed of no less than 225 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the home is required to have a raised bed with plantings. Minimum plantings include two trees, 1 ornamental (1.5" caliper or greater) and 1 shade tree (2" caliper or greater), no less than 12 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height. Additional ground cover within the beds is encouraged.
    - For duplex or triplex products, each unit will be required to have a minimum front raised planting bed of no less than 100 sf and a depth of 6" of topsoil. Landscape beds should be reasonably filled and should not contain large areas devoid of plantings. Each outside corner of the duplex or triplex unit is required to have a raised bed with plantings. Plantings in between the individual driveways of the units in encouraged. Minimum plantings for duplex and triplex units include a minimum of one tree per unit on the lot (for example, duplex would require two trees and triplex would require 3 trees). Ornamental tree should be at least 1.5" caliper and shade trees 2" caliper or greater. No less than 10 foundation plantings (shrubs) with at least 30% being considered intermediate planting greater than 24" tall and the remainder being small plantings between 18" and 24" in height should be planted in the beds for each unit. Additional ground cover within the beds is encouraged.
    - Prominent view units (side yards open to common area) and secondary road frontage related to corner units shall have additional foundation raised beds with plantings along roadway facing side of the home extending the entire length of the foundation. Minimum plantings shall include 8 small shrubs (18" to 24" in height) for every 25' of linear building façade.
    - Sod is required on all lots, no grass seeding permitted upon initial install.
    - No invasive plantings allow, including pear trees.
    - Review of landscape plans will be performed by the master developer prior

to the issuance of the building permit.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting requirements for Subarea C are defined below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Four-sided design should be used. Blank and empty walls are not permitted on any side of the home.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044".
- Multiple materials on the front elevation of the home are encouraged and the guideline is that approximately 25% of the material used should be considered a secondary material or a design changing using the same primary material. An example of a material design change would be if hardie board lateral lap siding is the primary material, an acceptable secondary design could be the use of hardie board and batten or hardie shake siding. While all three materials are a type of fiber cement siding, the change in design satisfies the 25% guideline. In some cases, such at all brick or all stone homes, this 25% guideline will not apply.
- Brick shall be laid in a traditional masonry pattern and stone in a random ashlar pattern.
- All windows and doors of the home are required to have trim with the exceptions of facades composed of masonry. All windows require grids and should be appropriate for the style of the home.
- Shutters will be installed on front elevation windows where architecturally correct. Variation in shutter colors is encouraged.
- Overhangs are required on all four sides of the home and must be a minimum of 1'.
- All driveways shall be constructed of concrete material. No asphalt driveways are permitted in subarea C.
- Garage doors are required to have one panel row of windows. If desired, vertical window designs will be considered by the Design Review Board. Developer will encourage various colors of garage doors if architecturally correct and complementary to the home color.
- Color pallet prohibits any fluorescent colors. Lighting is to be directed downward and should be placed to display a uniform, comfortable and warm appearance.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage

- Signage standards will follow the SRD zoning district requirements.
- Model home and real estate signage is permitted.

Project Phasing

- With the required construction of Road A and other infrastructure improvements to get utilities to subareas C, its anticipated that the start of this development will be more than 24 months out. Once the lots are constructed and home are started, it is reasonable to expect that the absorption rate for both products could span an additional 3 years.

Subarea D – Attached Multi-Family Residential (Townhomes)

The attached multi-family residential subarea D (approximately 15.17 acres) will consist of 4-to-8-unit townhomes. The product may have attached 1 or 2 car garages or detached private garages. The townhomes will provide 2- or 3-bedroom options.

The open space within the development will be a minimum of 10% and will include ponds with trail connections. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD) zoning designation and requirements contained in Section 1121.07, multi-family typology, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Attached multi-family (4-, 6-, and 8-unit buildings)
- Commercial Recreation (indoor/outdoor) – Clubhouse with pool and fitness
- Garage Attached or Detached
- Residential Model Home – subject to the requirements of section 1123.21
- Mailbox kiosks
- Accessory structures permitted per Section 1121.07

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SRD zoning district multi-family building typology
- Height of primary structures will not exceed 45’ plus architectural features such as cupolas and/or chimneys
- Open space will be a minimum of 10%
    - Multi-purpose trails are included within the subarea. The multi-purpose trails will also be installed along western boundary of the subarea and will provide a connection to paths that will link this development to the other subareas and the future park system. Developer will work with surrounding landowners to the south to possibly extend this trail to Square Drive to provide additional linkage and access to the park system.
    - Detention areas with activity enhancements such as walking trails and/or benches will be included in the Open space calculation
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space %

for the entire PUD

- 60% maximum lot coverage including accessory structures

Density

C. The overall density for this product will be 10 units per acre.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea D will be via Allenby Drive. To the north there will be a connection point to Subarea B.
- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- The parking areas may include private 1- and 2-car attached garages, detached garages well as surface parking. With the combination of the garages and surface parking, each unit will have a minimum of 2 spaces.
- Sidewalks, minimum of 5', will be included throughout the project on both sides of the streets.
- Multi-purpose trails will be included along the western property line to access the commercial areas along Square Drive and the park system to the north. Additional trails may be included around the detention ponds. A trail connection to the trail along Allenby Drive will also be provided.

Landscaping

- The landscaping requirements of Subarea D will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below. Future landscaping designs, specifications, and plant material selections will be reviewed and approved by the Design Review Board.
- Perimeter Landscape Standards and buffers between Subarea D and Subareas B will be considered single family uses and will not require landscape buffering proposed in Section 1125.06 a. The buffering between Subarea D and Subarea B will include a combined 30' span between the two pods and will require a landscape treatment that will be provide a 50% opacity at the 4-year mark. No buffering will be provided between subareas that are on opposite sides of Allenby Drive. The roadway profiles described below will provide the proper buffer.
- On the west side of Subarea D, the development borders existing industrial/commercial office buildings. On this side of the Subarea a perimeter setback of 40' will be established on the western boundary. This boundary currently has a treed fence line, a service road to the existing home to the north, and trees, brush, and other existing plant materials (all defined as greenery) on the east side of the drive. Within the 40' setback, the existing driveway will be converted to a 10' multi-purpose trail to provide connectivity to the park system. The greenery on both sides of the multi-purpose path will be maintained within the 40' setback/buffer. This buffer (greenery and trail) will serve as the landscape buffer between the different uses.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.
- Fencing is permitted in the rear of townhome product and may consist of wood or vinyl privacy dividers between the units or fully fenced rear yards. Privacy fence shall be no more than 72".

Signage

- Signage standards will follow the SRD zoning district requirements.
- Model home and real estate signage is permitted.

Project Phasing

- With the required extension of Allenby Drive and other infrastructure improvements to get utilities to subarea D, its anticipated that the start of this development will be more than 12 to 18 months out. Once the building pads and townhomes are constructed, it is reasonable to expect that the absorption rate for this product span an additional 3 to 4 years. Thus, subareas D will be built in multiple phases as demand requires.

Subarea E – Attached Multi-Family Residential (Ranch Apartments)

The attached multi-family residential subarea E (approximately 33.95 acres) will consist of single-story attached residential units with attached garages. Buildings will consist of 4-to-8-unit structures.

The open space within the development is anticipated to exceed the required level under a straight zoning district and will include ponds with and trails. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Residential District (SRD), zoning designation and requirements contained in Section 1121.07, multi-family typology, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Attached multi-family patio homes (4-, 5-, 6-, 7-, and 8-unit buildings)
- Commercial Recreation (indoor/outdoor) – Clubhouse and fitness, dog park, and community garden
- Garages Attached or Detached
- Mailbox kiosks
- Rental Office operated within patio home or clubhouse - subject to the requirements of section 1123.21 unless noted below.
    - A maximum of six model units shall be permitted to be operated until such a time as units have been constructed on all lots in this subdivision. The location of each model unit shall be approved as part of a final development plan submitted to the DRB. No occupancy of a model unit shall be permitted until the unit has been connected to operable public sanitary sewer lines and public water lines. Temporary paved parking may be provided on any lot which is adjacent to a lot containing a model unit, provided that such parking shall be removed by the developer once the model unit is no longer being used for marketing purposes.
- Home occupations associated with a principal use.

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SRD zoning district unless noted below.
    - Lot size does not apply as this product is being developed on a single lot/parcel.
    - Minimum building front setbacks from private roads – 20’
    - Minimum building end setbacks from private roads – 20’
    - Minimum building side setbacks, building to building – 12’
- Height of primary structures will not exceed 35’ plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the subarea. The multi-purpose trails will be installed along Road A and Allenby Drive as well as other connections to paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails and/or benches will be included in the Open space calculation
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
- 60% maximum lot coverage including accessory structures

Density

D. The overall density for this product will be 8 units per acre.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea E will be via multiple access points off of Road A

and a secondary access point on Allenby Drive. There will not be any access points to the south into the commercial area. This will help expedite the traffic coming and going from the commercial area via Road B.

- The roads within Subarea E will be private, 24' wide, with a minimum 20' setbacks to the buildings.
- The off-street parking for multi-family shall be a minimum of 2 parking spaces per unit.
- No on-street parking shall be permitted in this subarea.
- Maintenance of the subarea private roads shall be the responsibility of the owner of the subarea.
- Sidewalks will be included throughout the project on at least one side of the street.
- Multi-purpose trails will be included around the detention ponds and along both Road A and Allenby Drive. A connection to the park system will be made at the round-a-bout at the intersection of Road A and Allenby Drive.

Landscaping

- The landscaping requirements of Subarea E will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter Landscape Standards and buffers between Subarea E and Subareas G (Commercial) will be similar to the requirements in Section 1125.06 and this will include a combined 40' buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. Also, if desired, the developer may install a 6' privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15' apart. Subarea E will provide a minimum perimeter setback of 20' to the south and west area that is up against the existing residential condominiums and commercial uses. This area will require a landscape treatment that will be provide a 50% opacity at the 4-year mark.
- No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described below will provide the proper buffer.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, cementitious siding, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and

architectural grade with a minimum thickness of 0.044". Project will prohibit all fluorescent colors.
- Detailed lighting plans including fixture, pole, color, spacing, light type, and photometric specifications shall be provided with the Design Review Board Application.

Signage
- Signage standards will follow the SRD zoning district requirements.
- Model home, leasing office, and real estate signage is permitted.

Project Phasing
- With the required extension of both Allenby Drive and the construction of Road A, as well as other infrastructure improvements, its anticipated that the start of this development will be more than 18 to 24 months out. This development is likely to be built in two phases with the clubhouse and approximately half the units to the south being constructed and the second phase constructed approximately 1 year later.

Subarea F – Multi-Family Residential (Apartments)

The multi-family residential subarea F (approximately 16.23 acres) will consist of 3-story walk-up residential units with a shared clubhouse and pool areas with a separate fitness area. The apartments will feature multiple buildings with a mix of 1-, 2- and 3-bedroom flats with surface parking and/or detached private garages. Some of the detached private garages may have dwelling units located above the parking structure.

The open space within the development is anticipated to be a minimum of 10% and will include ponds with trails, dog parks, and a community center. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, multi-family residential typology, except to the extent variance and divergences are identified below.

List of Permitted Uses
- Multi-Family
- Commercial Recreation (indoor/outdoor) – Clubhouse, pool, and fitness areas incorporated into the development or as accessory structures.
- Garage Attached and Detached
- Rental Office - subject to the requirements of section 1123.21
- Mailbox kiosks

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district unless defined below.
    - Internal setbacks between buildings within the multifamily development shall be 20' or as determined based on the fire code, whichever is greater.
    - Perimeter setbacks to the east, north, and south of the project will be a minimum of 25' from the property line for any road, pavement, or building. Setbacks along Road A will be 60'.
- Height of primary structures will not exceed 45' plus architectural features such as cupolas and/or chimneys.
- Open space will be a minimum of 10%
    - Multi-purpose trails are included throughout the project and around the detention ponds. The multi-purpose trails will also be installed along Road A as well as other connections to paths that will link this development to the other subareas and the future park system.
    - Detention areas with activity enhancements such as walking trails and/or benches will be included in the Open space calculation
    - In addition, this PUD has a "public common open space" subarea which will provide additional acreage that will increase the overall open space % for the entire PUD
    - Dog parks may be included in the project.
- 85% maximum coverage ratio including accessory structures

Density

E. Subarea F shall have a maximum of 240 units.
F. The architectural designs and features of the buildings and clubhouse comply with the requirements of Section 1123.06 – Density Bonus Program to justify that additional density above.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea F will be via Road A at various locations. A secondary access point may be provided to Road B but that will not be determined until final site plans can be completed.
- The off-street parking for multi-family shall be a minimum of 1.5 parking spaces per unit.
- Sidewalks connections will be established from the buildings to the parking lots.
- Multi-purpose trails will be included around the detention ponds and throughout the site in order to connect with the subareas to the north and south as well as the park system to the north.

Landscaping

- The landscaping requirements of Subarea F will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter Landscape Standards and buffers between Subarea F and Subarea C will be similar to the requirements in Section 1125.06 and this will include a combined

40’ buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. The buffers between Subarea F and Subareas G will consist of a 40’ buffering that meets the 80% opacity requirement of Section 1125.06. However, if desired, the developer may install a 6’ wooden privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15’ apart. No buffering will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described in this document will provide the proper buffer. On the east side of the Subareas F a minimum 20’ perimeter setback to the County Training facility with no landscape requirement as the existing tree line and wooded are planned to be retained.

- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural home designs, final site plans, and lighting will be reviewed and approved by the Design Review Board.
- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044”. Color pallet prohibits any fluorescent colors.
- Minimum lighting standards shall be as follows:
    - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential district or existing residential.
    - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
    - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
    - Fully shielded, cut-off type lighting fixtures shall be required.
    - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.

Signage

- Signage standards will follow the SCD zoning district requirements.
- Model home, leasing office, and real estate signage is permitted.

Project Phasing

- The subarea will likely be completed with one phase and it is anticipated that the development in subarea F will commence shortly after engineering approvals are received from the City of Marysville for the extension of utility, roadway, and

buildings, weather permitting. Estimated timeframe 18 to 24 months for complete buildout.

Subarea G – Commercial District

The Commercial Subarea (approximately 15.88 acres) is located to the north of US 36 and is on both sides of the main entrance. This subarea will be accessed from the rear of the site via an east/west access road (Road B). This commercial subarea will provide residential commercial retail businesses which will lead to new employers, employees, and residents. In addition, this area will be a future economic engine for future increases in tax revenues across the board for the Schools, City, and County.

The open space within the development is will be a minimum of 5% and may include ponds, greenspace buffers, and trails connections. Additional trails will be added to the site to get to the regional trail network that will be developed with the surrounding properties.

In implementing this subarea, the applicant will rely on the underlying Suburban Commercial District (SCD) zoning designation and requirements contained in Section 1121.08, commercial typology, except to the extent variance and divergences are identified below.

List of Permitted Uses

- Artisan Studio
- Bank of Financial Institution (w/drive thru)
- Child Day-Care Center
- Emergency Care Facility
- General Retail (50+ employees)
- Institution/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Personal Services
- Professional Offices
- Restaurant (sit down)
- Restaurant (w/drive thru)
- Retail, Sales, & Services
- Specialty Food and/or Beverage Facility

Lot Size, Setbacks, Height, Open Space, and Coverage Ratio

- Lot sizes and setbacks will adhere to the requirements of the SCD zoning district
- 40’ maximum building height
- Open space will a minimum of 10%
    - In addition, this PUD has a “public common open space” subarea which will provide additional acreage that will increase the overall open space % for the entire PUD

- 85% maximum coverage ratio including accessory structures

Density

G. The overall density for any multi-family product in this subarea will be up to 16 units per acre.

Access, Parking, Loading, and Pedestrian Connectivity

- The primary access to Subarea G will be via Road A to the service Road B. On the east side of the subarea, the retail/commercial area would have access to the areas on both the north and south side of Road B.
- Parking for the Subarea G will be per the standards shown in Section 1127.12 of the Marysville Code of Ordinances.
- Location of sidewalks will be determined during the Design Review Board process as more detail is available regarding the actual design and site location of the buildings.
- Multi-purpose trails will be included along Road and parallel to US 36. If desired, the multi-purpose trail can be constructed along Road B instead of US 36.

Landscaping

- The landscaping requirements of Subarea G will be per the general landscaping standards identified in Section 1125 of the Marysville Codified Ordinances unless noted below.
- Perimeter Landscape Standards and buffers between Subarea G and Subareas E will be similar to the requirements in Section 1125.06 and this will include a combined 40' buffer area between the two pods. However, if the in area between these subareas consists of a detention pond, the 80% opacity and landscaping buffer requirements in Section 1125.06 do not apply as the detention pond will serve as the buffer. Also, if desired, the developer may install a 6' wooden privacy fence along the southern boundary to help eliminate headlights from vehicles. If this is the case, landscaping on both sides of the fence will consist of variety of different trees spaces no less 15' apart. No buffering is required on the east or west side of Subarea G, as it is desired for Road B and the retail development to continue along US 36 in a coordinated fashion. This continuation may include realignment of some of the roads and entrances to the west to help with traffic and connectivity. Any future realignments of roads outside of this subarea will be at the direction and approval of the City Engineer. No buffers will be provided between subareas that are on opposite sides of Road A or Allenby Drive. The roadway profiles described in this document will provide the proper buffer.
- Within the subareas, any trees located outside of the boundaries of the tree clearing exhibit that are removed shall be subject to the provisions of the City of Marysville Codified Ordinances regarding major tree preservation and replacement.

Architecture, Site, and Lighting

- The architectural style and designs, site plan, and lighting will be per Section 1133 of the Marysville Codified Ordinances unless noted below. Future architectural designs, final site plans, and lighting will be reviewed and approved by the Design

Review Board.

- Approved primary and secondary building materials can include stone, brick, wood, fiber cement, metal (roof only), other natural materials, vinyl siding, and board and batten products. Vinyl siding to be of high quality and architectural grade with a minimum thickness of 0.044"). Color pallet prohibits any fluorescent colors.
- Minimum lighting standards shall be as follows:
    - All lighting standards in Section 1133.09 shall apply. Light spillage shall not exceed one-tenth (0.1) foot candles when adjacent to a residential.
    - All street lighting, poles, and fixtures, shall not exceed 18 feet in height.
    - All poles and fixtures shall be of a design/architecture consistent with the surrounding buildings and be a muted color such as grey, silver, black, bronze, or dark green.
    - Fully shielded, cut-off type lighting fixtures shall be required.
    - Details including fixture, pole, color, spacing, light type, and photometric shall be provided with the Design Review Board Application.

Signage

- The signage standards for subarea G will follow the specifications and development standards within the Codified Ordinances of the City of Marysville Code Section 1129 Signs.

Project Phasing

- Retail development is the most unpredictable type of development. Despite the lack of homes currently in this area, the commercial core at US 36 and US 33 does currently support retail development. Road A as well as utility extensions will be constructed from US 36 immediately upon approval but Road B will not be constructed until retail/commercial development is warranted. The timing of this development will depend on many factors but one item is for sure, the quicker the residential units are built the sooner the retail demand for this development will come.

Subarea H – Public Common Open Space

The natural features in this public common open space subarea (approximately 52.91 acres) will be reserved, protected, and developed as part of the network of parks and trail systems that will provide recreational opportunities and promote connectivity throughout the area. The ground in this subarea, while public, will be owned, managed, and maintained by a future community authority board which will use funds from future residents and business to perform these duties.

In implementing this subarea, the applicant will rely on the underlying Open Space District (OSD) zoning designation and requirements contained in Section 1121.17, except to the extent variance and divergences are identified below.

List of Permitted Uses

H. Park
I. Community Garden
J. Commercial Recreation (outdoor) – paved and unpaved trails
    - Include bridges and other structures that may be needed to provide connectivity and trail connections
K. Essential Public Services and Utilities
L. Necessary Roadway Crossings

Landscaping

M. In subarea H, the developer will also embark on a reforestation of some of the farm fields that are included in the park system by planting a minimum of 1,000 native saplings. Where saplings are not planted, the farming areas will be restored with native grasses, wildflowers, and plantings. The developer will work with the City of Marysville Arborist to determine an appropriate list of native grasses, flowers and saplings.

ANNEXATION DESCRIPTION

of

243.892 Acres +/-

from

PARIS TOWNSHIP

to

CITY OF MARYSVILLE, UNION COUNTY, OHIO

Situate in the State of Ohio, County of Union, Township of Paris, lying in Virginia Military Survey Numbers 3350 and 3352, and being ALL of the 24.52-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202105130006587, the 14.439-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202105130006590, the 1.5-acre tract conveyed to Robert C. and Betty Jo Feucht by deed of record in Instrument No. 202105280007281, the 127.98-acre (126.48-acres Auditor) tract conveyed to Robert C. and Betty Jo Feucht by deed of Instrument No. 202105280007281, the 42.58-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202105130006588, and PART of the 38.43-acre tract conveyed to Jerry L. Feucht by deed of record in Instrument No. 202001060000140, and PART of the existing right-of-way of U.S. Route 36 (varying in width), records of the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

BEGINNING at a point in the existing City of Marysville corporation line in the centerline of said U.S. Route 36 at the southwesterly corner of said 24.52-acre tract;

Thence the following three (3) courses and distances along said City of Marysville Corporation line:

1. Thence North 06° 35' 48" West, a distance of 1,440.99 feet, and the westerly line of said 24.52-acre tract, to a point at the southeasterly corner of said 14.439-acre tract;

2. Thence South 72° 14' 13" West, a distance of 1,724.20 feet, and along the southerly line of said 14.439-acre tract, to a point at the southwesterly corner of said 14.439-acre tract;

3. Thence North 05° 54' 04" West, a distance of 1,723.24 feet, and along the westerly lines of said 14.439-acre and aforesaid 127.98-acre tracts, to a point;

Thence leaving said City of Marysville Corporation line, the following two (2) courses and distances continuing along said westerly line of the 127.98-acre tract:

1. Thence North 05° 02' 33" West, a distance 2,145.60 feet, to a point;

2. Thence North 05° 03' 39" West, a distance of 563.88 feet, to a point in Mill Creek at the northwesterly corner of said 127.98-acre tract;

Thence the following twenty-five (25) courses and distances along Mill Creek and northerly lines of said 127.98-acre tract:

1. Thence North 40° 21' 47" East, a distance of 111.93 feet, to a point;

2. Thence South 85° 08' 05” East, a distance of 164.70 feet, to a point;
3. Thence South 66° 33' 37” East, a distance of 59.19 feet, to a point;
4. Thence South 43° 04' 53” East, a distance of 90.14 feet, to a point;
5. Thence South 29° 45' 25” East, a distance of 99.23 feet, to a point;
6. Thence South 60° 16' 59” East, a distance of 146.76 feet, to a point;
7. Thence North 88° 46' 57” East, a distance of 98.33 feet, to a point;
8. Thence North 68° 23' 08” East, a distance of 105.56 feet, to a point;
9. Thence North 80° 43' 41” East, a distance of 24.00 feet, to a point
10. Thence South 86° 04' 25” East, a distance of 42.00 feet, to a point
11. Thence South 61° 34' 25” East, a distance of 113.00 feet, to a point
12. Thence South 48° 34' 25” East, a distance of 175.00 feet, to a point;
13. Thence South 44° 04' 25” East, a distance of 153.93 feet, to a point;
14. Thence South 44° 04' 25” East, a distance of 30.07 feet, to a point;
15. Thence South 58° 34' 25” East, a distance of 165.00 feet, to a point;
16. Thence South 67° 47' 55” East, a distance of 61.77 feet, to a point
17. Thence North 75° 49' 16” East, a distance of 48.40 feet, to a point;
18. Thence South 71° 17' 39” East, a distance of 90.94 feet, to a point;
19. Thence South 63° 05' 14” East, a distance of 124.35 feet, to a point;
20. Thence South 30° 13' 47” East, a distance of 101.11 feet, to a point;
21. Thence South 01° 18' 23” West, a distance of 98.21 feet, to a point;
22. Thence South 08° 16' 42” West, a distance of 79.71 feet, to a point;
23. Thence South 05° 08' 46” East, a distance of 63.25 feet, to a point;

24. Thence South 40° 28' 48” East, a distance of 66.60 feet, to a point;

25. Thence South 44° 55' 26” East, a distance of 72.96 feet, to a point at the common corner of said 127.98-acre tract and aforesaid 42.85-acre tract;

Thence the following twenty-one (21) courses and distances continuing along Mill Creek and the northerly lines of said 42.85-acre tract:

1. Thence South 44° 55' 26" East, a distance of 21.03 feet, to a point;

2. Thence South 54° 33' 03" East, a distance of 125.49 feet, to a point;

3. Thence South 87° 09' 14" East, a distance of 38.57 feet, to a point;

4. Thence North 61° 41' 22" East, a distance of 86.76 feet, to a point;

5. Thence South 87° 57' 52" East, a distance of 92.51 feet, to a point;

6. Thence South 60° 19' 23" East, a distance of 76.88 feet, to a point;

7. Thence South 37° 56' 29" East, a distance of 57.29 feet, to a point;

8. Thence South 46° 25’ 18” East, a distance of 73.58 feet, to a point;

9. Thence South 49° 39' 34" East, a distance of 66.90 feet, to a point;

10. Thence South 39° 25' 10" East, a distance of 86.18 feet, to a point;

11. Thence South 37° 52' 57" East, a distance of 84.92 feet, to a point;

12. Thence South 42° 07' 41" East, a distance of 22.37 feet, to a point;

13. Thence South 27° 46' 20" East, a distance of 133.52 feet, to a point;

14. Thence South 23° 08' 34" East, a distance of 195.52 feet, to a point;

15. Thence South 19° 29' 58" East, a distance of 142.35 feet, to a point;

16. Thence South 12° 55' 09" East, a distance of 163.89 feet, to a point;

17. Thence South 14° 36' 39" West, a distance of 45.93 feet, to a point;

18. Thence South 14° 21' 49" East, a distance of 5.45 feet, to a point;

19. Thence South 55° 23' 54" East, a distance of 39.61 feet, to a point;

20. Thence South 10° 35' 01" East, a distance of 55.38 feet, to a point;

21. Thence South 00° 42' 11" West, a distance of 103.72 feet, to point at the common corner of said 42.85-acre and aforesaid 38.43-acre tract;

Thence the following fourteen (14) courses and distances continuing along Mill Creek and the northerly lines of said 38.43-acre tract:

1. Thence South 00° 42' 11" West, a distance of 28.46 feet, to a point;

2. Thence South 29° 16' 13" West, a distance of 39.21 feet, to a point;

3. Thence South 32° 33' 31" West, a distance of 54.10 feet, to a point;

4. Thence South 08° 21' 56" West, a distance of 30.28 feet, to a point;

5. Thence South 19° 08' 44" East, a distance of 167.91 feet, to a point;

6. Thence South 29° 00' 16" East, a distance of 154.84 feet, to a point;

7. Thence South 09° 07' 19" East, a distance of 43.77 feet, to a point;

8. Thence South 37° 05' 10" East, a distance of 3.64 feet, to a point;

9. Thence South 79° 13' 35" East, a distance of 36.74 feet, to a point;

10. Thence South 68° 50' 44" East, a distance of 147.49 feet, to a point;

11. Thence South 80° 06' 57" East, a distance of 99.24 feet, to a point;

12. Thence North 77° 00' 53" East, a distance of 136.12 feet, to a point;

13. Thence North 53° 28' 25" East, a distance of 44.48 feet, to a point;

14. Thence South 88° 33' 53" East, a distance of 47.39 feet, to a point at the northeasterly corner of said 38.43-acre tract;

Thence South 06° 28' 34" East, a distance of 2,170.02 feet, along the easterly line of said 38.43-acre tract, to a point at the intersection of the southerly right-of-way line of aforesaid U.S. Route 36;

Thence the following three (3) courses and distances along said southerly right-of-way line of U.S. Route 36:

1. Thence South 70° 11’ 17” West, a distance of 861.19 feet, to a point;

2. Thence South 42° 42' 49" West, a distance of 56.36 feet, to a point;

3. Thence South 67° 49' 48" West, a distance of 312.33 feet, to a point in the aforesaid City of Marysville Corporation line;

Thence the following two (2) courses and distances along said City of Marysville corporation line and across said U.S. Route 36 right-of-way:

1. Thence North 05° 28' 53" West, a distance of 71.08 feet, to a point in the centerline of said U.S. Route 36;

2. Thence South 70° 10' 36" West, a distance of 92.61 feet, and along said centerline of U.S. Route 36, to the **POINT OF BEGINNING**;

Containing 243.892 acres, more or less.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

The above description of the property to be annexed is based partly on available records and partly on ALTA/NSPS Land Title Surveys prepared by Sheffler & Company, Inc. dated May 1, 2023, but does NOT represent a Boundary Survey as defined in O.A.C. Chapter 4733-37.

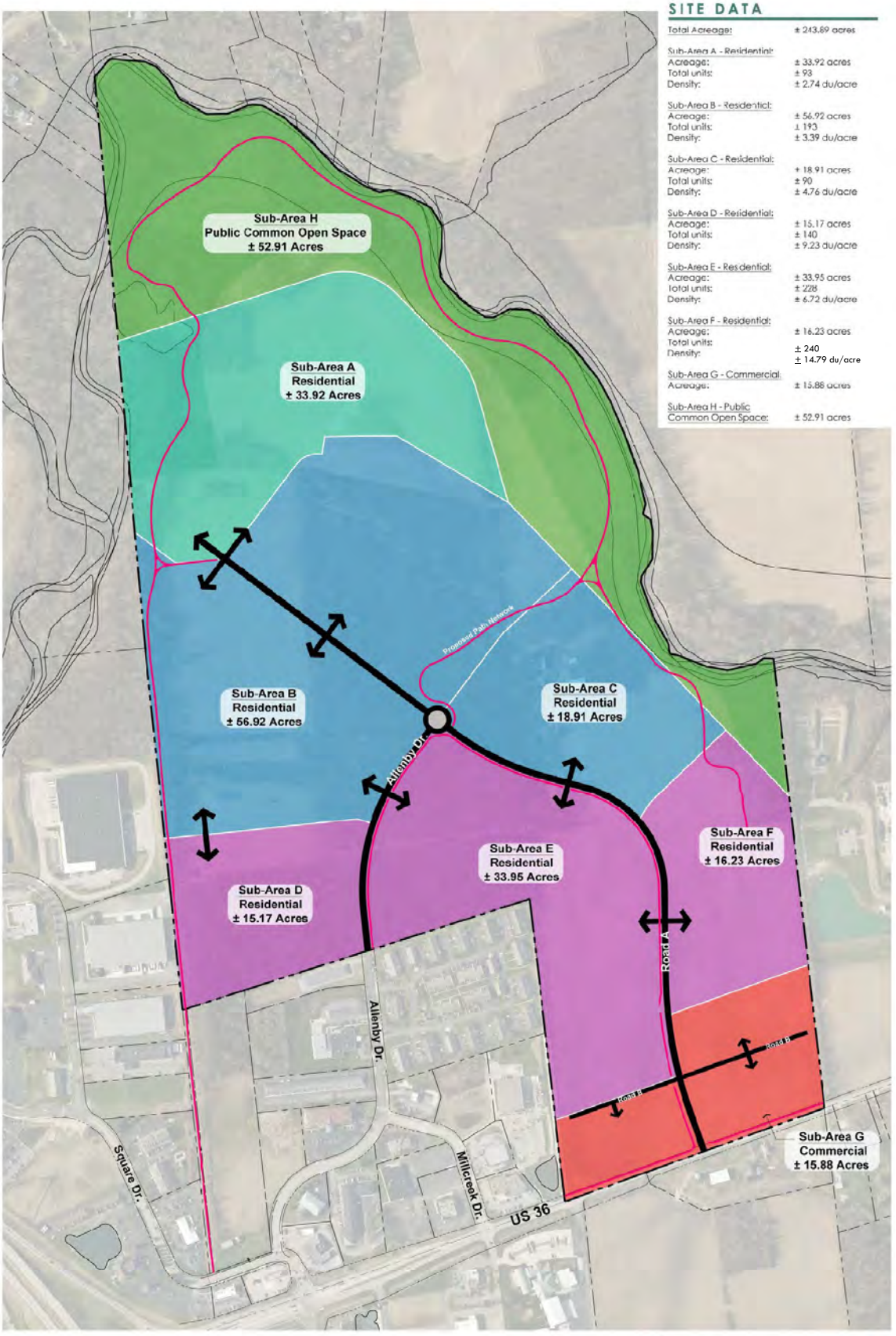
The above described annexation contains a distance of 5,052.12 feet contiguous with the existing City of Marysville Corporation line and a total perimeter of 16,299.21 feet to be annexed. 31% of the perimeter length is contiguous to the existing City of Marysville Corporation line.

Sheffler and Company, Inc.



J. Todd Henwood 04.29.2024

J. Todd Henwood, P.S. Date
Ohio Reg. No. 7660



SITE DATA

Total Acreage:	± 243.89 acres
Sub-Area A - Residential:	
Acreage:	± 33.92 acres
Total units:	± 93
Density:	± 2.74 du/acre
Sub-Area B - Residential:	
Acreage:	± 56.92 acres
Total units:	± 193
Density:	± 3.39 du/acre
Sub-Area C - Residential:	
Acreage:	± 18.91 acres
Total units:	± 90
Density:	± 4.76 du/acre
Sub-Area D - Residential:	
Acreage:	± 15.17 acres
Total units:	± 140
Density:	± 9.23 du/acre
Sub-Area E - Residential:	
Acreage:	± 33.95 acres
Total units:	± 228
Density:	± 6.72 du/acre
Sub-Area F - Residential:	
Acreage:	± 16.23 acres
Total units:	± 240
Density:	± 14.79 du/acre
Sub-Area G - Commercial:	
Acreage:	± 15.88 acres
Sub-Area H - Public Common Open Space:	± 52.91 acres

MARYSVILLE EAST ANNEXATION 3
SUBAREA PLAN
MARYSVILLE, OHIO 11-5-24

0 200 600 N

EXHIBIT C

G2 PLANNING + DESIGN

ROCKFORD

APPENDICES – ADDITIONAL INFORMATION REQUESTED FOR EACH AREA

APPENDIX 1 – AREA 1

This information has been reproduced from Marysville East PUD Section 1 as approved in City Council Ordinance No. 004-2024

Note: All references to "Annexation #1" in this Appendix 1 shall be deemed to be revised to read "Area 1".

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.

1135.01 (b) Specific Objectives:

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are consistent with all applicable plans including but not limited to the Comprehensive Plan (2018), Thoroughfare Plan, and the intent of the Ordinance.

The proposed PUD contains 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. The blending of all these uses could not be achieved under a straight zoning district.

(2) Allow the creation of development standards that respect the unique characteristics, natural quality, and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

Marysville East Annexation #1 provides perimeter setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #1 consists of approximately 14.45 acres. This public common area will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created New Community Authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

(3) Promote economical and efficient use of land and reduce infrastructure costs through unified development.

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer for the transition to industrial.

(4) To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.

The protected public common areas and the individual pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

(5) Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

Compatibility between proposed land uses within and around the PUD is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea will help to buffer the existing multi-family development from the industrial / innovation area and the natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

(6) Where appropriate, provide for community facilities, open space, and recreational areas.

The large open space of approximately 14.45 acres will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the open spaces and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

(7) To provide a maximum choice of business and living environments by allowing for a variety of housing, building types, and imaginative architectural design.

The integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique design of the multi-family community incorporates both three-story walk-up units with a townhome product that gives future residents a choice of products within the same project. Amenities with this multi-family project will be a pool, fitness center, dog parks, and trails throughout and linked to other open spaces within the overall PUD.

(8) To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.

The PUD will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

(9) To develop land in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- The proposed PUD will be annexed into the Marysville City limits and with the annexation process, a service letter was provided by Marysville which warrants that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station is currently being constructed along Watkins Road by the City of Marysville and is part of this PUD. The pump station property is currently in Paris Township and it was agreed by the developer to include it as part of this first annexation and PUD filing. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider which will be included in the development plan.

- Gas service for the site is available from URE and the line is located down the west side of the Bennington property, which is included with this submission.

- Spectrum has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkins Road and Watkins Road/Scottslawn. The developer(s), City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the creek and natural tree line to buffer the single-family development from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

D. Additional Development Standards.

Marysville East Annexation #1 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

APPENDIX 2 – AREA 2

This information has been reproduced from Marysville East PUD Section 2 as approved in City Council Ordinance No. 007-2024

Note: All references to "Annexation #1" and "Annexation #2 in this Appendix 2 shall be deemed to be revised to respectively read "Area 1", and "Area 2".

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.

1135.01 (b) Specific Objectives:

(1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are consistent with all applicable plans including but not limited to the Comprehensive Plan (2018), Thoroughfare Plan, and the intent of the Ordinance.

The proposed Annexations #1 and #2 PUDs contain 5 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas are protected and maintained, the industrial/innovation uses are aligned all the US 33 corridor with access primarily planned for Scottslawn, and the higher density residential is planned near the existing higher density residential uses and will serve as a buffer to the industrial park. The single-family development is buffered by the mature tree line and creek from the industrial uses. The blending of all these uses could not be achieved under a straight zoning district.

(2) Allow the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

The proposed Annexations #1 and #2 PUDs provide standard setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common areas). The large open space and tree preservation area in Annexation #1 consists of approximately 14.45 acres. This public space will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created community authority. Trails will be added to these common areas that link to all the other subareas and this process will be expanded with the future annexation of other areas.

(3) Promote economical and efficient use of land and reduce infrastructure costs through unified development.

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer for the transition to industrial. Annexation #2 focuses on the expansion of the subarea B – industrial/innovation park.

(4) To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.

The protected public common areas and the individual pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site and surrounding areas in Marysville through the multi-purpose trails and parks. The industrial development will create much higher property values than the current CAUV ground and will help energize the region for many years.

(5) Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

Compatibility between proposed land uses within and around the PUD is provided through the planned transition of high-density developments around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The newly created multi-family subarea in Annexation #1 will help to buffer the existing multi-family development from the industrial / innovation area and the

natural features and creek to the north will buffer the single-family development from the industrial/innovation area.

(6) Where appropriate, provide for community facilities, open space, and recreational areas.

The large open space of approximately 14.45 acres in Annexation #1 will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the common area and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea. Annexation #2 is simply an expansion of the Industrial Park created in subarea B.

(7) To provide a maximum choice of business and living environments by allowing for a variety of housing, building types, and imaginative architectural design.

The combination of the subareas in Annexations #1 and #2 provides both business and residential components. An integration of the industrial / innovation district will provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville.

(8) To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.

The PUD presented in Annexations #1 and #2 will provide a mix of complementary residential and industrial / innovation uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

(9) To develop land in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

By providing the PUD Development Standards and going through the appropriate exterior/landscape plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #1 and #2, it will develop in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- The proposed PUD will be annexed into the Marysville City limits and with the annexation process, a Marysville service letter will be provided to warrant that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along the north side of Watkins Road at the corner of the regional sewer pump station parcel (hydrant #1145). The initial service for the rest of the Marysville East Annexation #1 and #2 ground will be serviced by this line. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station is currently begin constructed along Watkins Road by the City of Marysville and is part of this PUD. The pump station property is currently in Paris Township and it was agreed to include it as part of this first annexation and PUD filing. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider which will be included in the development plan.

- Gas service for the site is available from URE and the line is located down the west side of the Kevin Bennington property, which is included with this submission.

- Spectrum has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the needed roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkin Road and Watkins Road/Scottslawn. The developer, City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed PUD within Annexation #1 and #2 utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated industrial/innovation uses along the US 33 corridor with most of the access to

this area coming from Scottslawn. The PUD utilizes the multi-family development to buffer the existing residents to the west and the creek and natural tree line to buffer the single-family development from the industrial/innovation uses. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which are being provided and two types, apartments, and townhomes, are intermixed among themselves providing for diversification of products within the same development.

D. Additional Development Standards.

Marysville East Annexation #2 will have upgraded design standards that include common fencing, landscaping, and tree lines along perimeter boundaries and major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

APPENDIX 3 – AREA 3

This information has been reproduced from Marysville East PUD Section 3 as approved in City Council Ordinance No. 047-2024

Note: All references to "Annexation #1", "Annexation #2", and "Annexation #3" in this Appendix 3 shall be deemed to be revised to respectively read "Area 1", "Area 2", and "Area 3".

ADDITIONAL INFORMATION REQUESTED

A. Explain how the development meets the proposed and specific objectives set forth in Section 1135.01

1135.01(a) General Objective: A planned unit development shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the City. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.

1135.01 (b) Specific Objectives:

a. To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan, and the intent of the Ordinance.

The proposed PUD contains 8 subareas that include a mixture of uses that could not be zoned together through the standard zoning process. The Marysville comprehensive plan was used as a starting point and subareas were designed with the overall concepts in mind. For example, the major natural areas around Mill Creek are protected and maintained, the retail uses are aligned all along the US 36 corridor, and the higher density residential is planned near the existing higher density uses and will serve as a buffer for the single-family homes. The single-family developments are surrounded on multiple sides by some of the most beautiful spaces in Marysville, which is the natural areas along Mill Creek. The blending of all these uses could not be achieved under a straight zoning district.

b. Allow the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the

immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.

Marysville East Annexation #3 provides standard setbacks to natural areas that are larger than required by the Codified Ordinances and will protect sensitive environmental areas on-site by preserving these areas as a separate subarea (public common open space). The large open space and tree preservation area in Annexation #3 consists of approximately 53 acres. This public common open space will be in ADDITION to the required open space of each developed subarea and will be commonly owned and managed through a newly created community authority. Trails will be added to these common open spaces that link to all the other subareas and this process will be expanded with the future annexation of other areas.

c. Promote economical and efficient use of land and reduce infrastructure costs through unified development.

The development will promote the economical and efficient use of the land and infrastructure by providing a platform for the development of various mixed uses. The industrial/innovation areas zoned in Annexations #1 and #2 will provide businesses with jobs and will generate income tax and real estate tax revenues to support services and infrastructure improvements. The residential development in Annexation #3 will provide areas for residents and workers to call home and live in close proximity to their employers. Higher density developments maximize the value of the utilities and other infrastructure and its location around the existing retail/commercial core provides a nice buffer and transition to the single-family residential areas to the north.

d. To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.

The protected public common open spaces and pod open spaces combined will provide for recreational activities and the ability to enjoy the natural beauty of the site, Mill Creek, and surrounding areas in Marysville through the multi-purpose trails and parks. The property values for the retail, multi-family and single-family homes will create much higher assessed value than the current CAUV ground and will help energize the region for many years.

e. Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

Compatibility between proposed land uses within and around the PUD are provided through the planned transition of high-density developments

around the existing core commercial development as well as increased setbacks and landscape buffers within the PUD Development Standards along mixed uses. The multi-family subarea will help to buffer the existing multi-family development and the natural features and Mill Creek to the north will provide a beautiful backdrop for the single-family development.

f. Where appropriate, provide for community facilities, open space, and recreational areas.

*T*he large public common open space of approximately 53 acres will preserve existing natural features, with trails and connectivity added to and from each subarea. This preservation area will be in addition to the open space and trails that will be included in each subarea. Private recreation facilities (pool, fitness, dog parks) will be added to the multi-family subarea.

g. To provide a maximum choice of business and living environments by allowing for a variety of housing, building types, and imaginative architectural design.

The integration of the industrial / innovation district in Annexations #1 and #2 provide opportunities for employers to be positioned within the area and the multi-family and single-family options will provide housing options to the employees and other existing or future residents of Marysville. The unique combination of the multi-family communities incorporates both three-story walk-up units and an empty-nester development which will provide a variety of housing opportunities. The townhome product and a variety of single-family products gives future residents a choice of housing types within the same project at different price points. Amenities with this multi-family project will be top of the market with the pool, fitness, dog parks, and trails throughout and linked to other common areas within the overall PUD.

h. To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.

The PUD will provide a mix of complementary residential, multi-family, and retail uses and establish priorities for high-quality and innovative development and appropriate buffers and transitions between existing and proposed uses.

i. To develop land in an orderly, coordinated, and comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

By providing the PUD Development Standards and going through the appropriate Exterior/Landscape Plan review and approval process with the Design Review Board for each contemplated development within Marysville East Annexation #3, it will develop in an orderly, coordinated, and

comprehensive manner that is consistent with accepted land planning, landscape architecture practices, and engineering principles.

B. Explain how the proposed development impacts public services and facilities, including but not limited to schools, water, sewer, and traffic.

Public Services:

- The proposed PUD will be annexed into the Marysville City limits and with the annexation process, a Marysville service letter will be provided to warrant that all utilities and services are available and that the City is willing to take on the responsibility of servicing this area. We will be working with all service providers, which include schools, fire, police, City Engineer, traffic, parks/recreation, and City Council to put together a unique financial package that will help provide funds for these purposes.

Water:

- There is an existing 12" water main located along Allenby Drive to the southern edge of the property as well as another 12" line along US 36 at the southwestern corner of the property. The initial service for Marysville East Annexation #3 ground will be serviced by extensions of these two lines. In addition, Marysville just opened a new $50m+ water treatment plant in 2023, which will provide capacity for all the growth projected for the east side of Marysville and beyond.

- The engineering of other water laterals will be discussed during the engineering phase of each project with the City Engineer.

Sanitary Sewers:

- A regional pump station is currently begin constructed along Watkins Road by the City of Marysville and was annexed to Marysville as part of Annexation #1. The regional station has capacity for the entire east side of Marysville and will include a 36" gravity lateral that will run to the north to US 36. The construction and extension of sewer laterals to service the individual parcels included in this PUD will be worked out with the City Engineer as the projects move forward.

Other Utilities:

- Electric service for this site already exists and our engineer is working to acquire service letters from the area provider which will be included in the development plan.

- Gas service for the site is available from URE and lines are along US 36.

- Time Warner Cable has facilities adjacent to the project site and can provide service to the development.

Traffic:

- A traffic study and regional thoroughfare plan update is currently underway with the assistance and direction of the City Engineer. This document will help identify the needed roadway infrastructure needed for the industrial/innovation park as well as improvements to Watkins Road and the intersections of US 36/Watkin Road, US 36/Coleman Crossing, US 33/US36, and Watkins Road/Scottslawn. The developer, City, and Engineer will work together on a unique set of financial tools to determine the future funding of these improvements.

Schools:

- Marysville East developer is working closely with the schools to provide them accurate projections of the number of school age children that can be expected by the different types of housing as well as the types of businesses and other uses (retail) to help gauge future school funding.

- A financial package will be negotiated with the schools and city that will include funding for infrastructure, schools, and other services (police and fire). That package will include traditional funding mechanisms as well as the NCA.

C. Explain how the proposed development conforms to the Marysville Comprehensive Plan.

The proposed PUD utilized the existing Marysville Comprehensive Plan as the basis for its development. Both the PUD and Comp Plan anticipated retail along the US 36 corridor and residential products to the north. The PUD utilizes the multi-family developments to buffer the existing residents to the west and the newly created single-family pods to the north. The Comp Plan promotes the protection of common areas and the connection of the community to these areas, which is being accomplished with the proposed trail system. The Comp Plan also promotes mixed residential housing types which is being provided.

D. Additional Development Standards.

Marysville East Annexation #3 will have upgraded design standards that include common fencing and street trees along major thoroughfares, standardized signage, and other identifiers that will create a unique gateway feel for the area. Road A will include a landscaped boulevard section at US 36 and all streets within the subarea pods will also include street trees and sidewalks. Over time, these design elements will be incorporated into the existing core development on the east side of US 33 and US 36.

City of Marysville Staff Report

To: City Council

Date: September 14, 2026

From: Brad Lutz, Finance Director

Legislation: Ordinance 39-26

Title: TO AUTHORIZE A SUPPLEMENTAL APPROPRIATION FOR THE EXTENSION OF THE MURPHY EPSON CONTRACT THROUGH THE END OF 2026

Key Details:

- A supplemental appropriation is a request to City Council to authorize additional spending after the annual budget has already been adopted.
- When unexpected financial needs arise during the fiscal year, a supplemental appropriation is used to legally increase a department's spending limit.
- This Ordinance requests an increase to the General Fund, Professional Services Line Item, by $47,350 for the MurphyEpson contract in order to facilitate enhanced communications assistance with the public in the form of videos, social media and website materials.
- If passed, the 2026 Operating Budget will be amended accordingly.

Kimberly Sharp

ORDINANCE 39-26

TO AUTHORIZE A SUPPLEMENTAL APPROPRIATION FOR THE EXTENSION OF THE MURPHY EPSON CONTRACT THROUGH THE END OF 2026

WHEREAS, the City Administration requests to increase the MurphyEpson contract in order to facilitate enhanced communications assistance with the public in the form of videos, social media and website materials; and

WHEREAS, the previous contract with MurphyEpson has been fully utilized; now, therefore

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

SECTION I. That the appropriations in the General Fund be increased, as follows:

Account	**Description**	**Amount**
100-103-574016	Professional Services	$47,350

SECTION II. That the 2026 Annual Operating Budget of the City of Marysville be amended as identified above.

1st Reading September 14, 2026

2nd Reading _____

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

City of Marysville Staff Report

To: City Council

Date: September 14, 2026

From: Ashley Gaver, Planning & Development Manager

Legislation: Ordinance 41-26

Title: TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONING CODE AMENDMENTS TO PART ELEVEN – ZONING CODE, TO SECTION 1121.18 – UPTOWN COMMERCIAL DISTRICT, TO SECTION 1121.21 – UPTOWN TRANSITIONAL DISTRICT AND TO THE APPENDIX GLOSSARY OF TERMS, BY AMENDING THE DEFINITION FOR MEETING FACILITY

Key Details:

- Upon a review of the City's definition of Meeting Facility, it was discovered that the existing definition lacked the flexibility to host diverse events of varying sizes and types.
- City Staff researched various definitions throughout the State. A hybrid definition for a meeting facility and event venue was recommended to Planning Commission by City Staff and was approved.
- Existing Definition: Meeting Facility means a meeting facility, typically accommodating groups of students in multiple instructional spaces. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. This definition also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.
- Proposed Definition: Meeting Facility means a **versatile venue specifically designed and equipped to accommodate a wide range of social, cultural, business, and community events.** These facilities are characterized by their **flexibility and ability to host diverse functions of varying sizes and types.** Examples of typical uses but not limited to include: hosting conferences, conventions, trade shows; weddings,

receptions, and other celebratory events; corporate meetings and seminars; cultural events, concerts, and performances; and community gatherings.

- This definition will allow applicants to bring versatile spaces to Marysville while creating continued vibrancy for a prosperous Uptown and beyond.
- Existing Permitted Districts: Suburban Commercial District (SCD), Neighborhood Commercial District (NCD), Hospital Mixed-Use District (HMO) and Regional Mixed-Use District (RMU).
- Proposed Districts: Uptown Commercial District (UC) - Permitted, Uptown Transitional (UT) - Conditional (in addition to the Existing Permitted Districts).

Planning Commission

ORDINANCE 41-26

TO APPROVE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE ZONING CODE AMENDMENTS TO PART ELEVEN – ZONING CODE, TO SECTION 1121.18 – UPTOWN COMMERCIAL DISTRICT, TO SECTION 1121.21 – UPTOWN TRANSITIONAL DISTRICT AND TO THE APPENDIX GLOSSARY OF TERMS, BY AMENDING THE DEFINITION FOR MEETING FACILITY

WHEREAS, on September 1, 2026, the City Planning Commission initiated Zoning Code Amendments to Section 1121.18 – Uptown Commercial District, Section 1121.21 – Uptown Transitional District, and to the Appendix – Glossary of Terms, as set forth in Appendix A, incorporated herein; and

WHEREAS, the City Planning Commission recommended approval of the amendments as set forth in Exhibit A; and

WHEREAS, upon receiving this recommendation from the Planning Commission, the City Council shall consider Planning Commission's recommendation and hold a public hearing on the aforementioned zoning code amendment with publication in a newspaper of general circulation with at least seven (7) days' notice of said hearing; now, therefore

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

SECTION I. City Council agrees with the recommendation from Planning Commission and hereby approves the Zoning Code Amendments to Section 1121.18 – Uptown Commercial District, Section 1121.21 – Uptown Transitional District and to the Appendix – Glossary of Terms, by amending the definition for Meeting Facility.

SECTION II. The Clerk of Council shall cause the Planning and Zoning Code of the Codified Ordinances to be amended accordingly.

1st Reading September 14, 2026

2nd Reading _____

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

EXHIBIT A

RESOLUTION: 07-2026

TO APPROVE A ZONING CODE AMENDMENT TO PART ELEVEN – ZONING CODE, APPENDIX GLOSSARY OF TERMS, SECTION 1121.18 - UPTOWN COMMERCIAL DISTRICT AND SECTION 1121.21 - UPTOWN TRANSITIONAL DISTRICT

WHEREAS, on September 1, 2026, the City Planning Commission initiated a Zoning Code Amendment to Appendix Glossary of Terms, 1121.18 - Uptown Commercial District, and Section 1121.21 - Uptown Transitional District as set forth in Appendix A, incorporated herein; and

WHEREAS, The City Planning Commission recommended APPROVAL for the Zoning Code Amendment, which is set forth in Appendix A, attached and incorporated herein; and

WHEREAS, a recommendation from the City Planning Commission is to be transmitted to City Council pursuant to Section 1141.34 of the Planning and Zoning Code, now therefore;

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

SECTION I. The City Planning Commission recommends to the City Council that the Zoning Code Amendment to Part Eleven - Zoning Code, Appendix Glossary of Terms, 1121.18 - Uptown Commercial District, and Section 1121.21 - Uptown Transitional District be **APPROVED** in accordance with this Resolution.

Passed: 09-01-2026

_____

Chairman of Planning Commission

ATTEST:

Planning and Development Manager, Ashley Gaver

APPENDIX A

Appendix Glossary of Terms

MEETING FACILITY means a versatile venue specifically designed and equipped to accommodate a wide range of social, cultural, business, and community events. These facilities are characterized by their flexibility and ability to host diverse functions of varying sizes and types. Examples of typical uses but not limited to include: hosting conferences, conventions, trade shows; weddings, receptions, and other celebratory events; corporate meetings and seminars; cultural events, concerts, and performances; and community gatherings.

Section 1121.18 - Uptown Commercial District (UC)

V. PERMITTED USES:

- Artisan Studio
- Artisan Workshop
- Commercial Recreation (indoor), excluding adult entertainment
- Institutional/Government Offices
- Medical and Dental Office/Clinic
- Meeting Facility
- Minor Home Occupation
- Multi-family (upper floor only)
- Neighborhood Market
- Personal Services
- Professional Offices
- Restaurant (sit down)
- Retail, Sales and Services
- Specialty Food and/or Beverage Facility

VI. CONDITIONAL USES:

- Health and Fitness Studio
- Hotels and Motels
- Major Home Occupation
- Multi-Family
- Parking Area or Structure
- Religious Places of Worship
- Retail Nurseries, Lawn and Garden Supply Stores
- Single-Family (attached)

Section 1121.21 - Uptown Transitional District (UT)

V. PERMITTED USES:

- Artisan Studio
- Artisan Workshop
- Bed and Breakfast
- Childcare, Type A
- Childcare, Type B
- Community Center
- Minor Home Occupation
- Professional Office
- Residential Care Facility, (1—5 Unrelated Persons)
- Residential Care Facility, (6—8 Unrelated Persons)
- Single-Family Home (Detached)

VI. CONDITIONAL USES:

- Community Garden
- Cultural Institution
- Institutional/Government Offices
- Major Home Occupation
- Meeting Facility
- Multi-Family, see Section 1123.27
- Neighborhood Market
- Park/Playground
- Personal Services
- Religious Places of Worship
- Retail, Sales and Services
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

City of Marysville Staff Report

To: City Council

Date: September 28, 2026

From: Nate Burns, Fire Chief

Legislation: Ordinance 42-26

Title: TO AUTHORIZE A SUPPLEMENTAL APPROPRIATION FOR THE HIRING OF THREE FULL-TIME FIREFIGHTERS IN THE CITY OF MARYSVILLE

Key Details:

- Firefighters in the City of Marysville work a "24/48" schedule, meaning they work for 24 hours and then have 48 hours off, resulting in three shifts. The Fire Division operates out of two stations, and serves the City of Marysville, as well as Darby, Dover and Paris Townships. The Division averages 15 calls per day - which represents a combination of Fire and Emergency Medical Service (EMS) responses. This average has continued to increase over the years. With increased population, increased EMS units are needed to maintain and enhance quality safety services.
- In 2025, the City applied for the Staffing For Adequate Fire and Emergency Response (SAFER) Grant through the Federal Emergency Management Agency (FEMA) to fund six new firefighter positions, and was unsuccessful. The City has applied for the Grant in 2026, and in the meantime, staffing needs in order to meet the goals of the Strategic Plan have continued. Therefore, whether the City is successful in obtaining the Grant or not, the supplemental appropriation will be used for the addition of three Firefighters immediately, the first step in placing a fourth (Advanced Life Support) ALS ambulance in service. If the Grant is awarded, the cost to employ the additional three Firefighters, for a total of six, will be discussed during the 2027 Budget process. Recruitment is set to begin following the passage of this Ordinance, in order to place a fourth (Advanced Life Support) ALS ambulance in service during each of the City's three shifts.
- If the City is awarded the Grant, the cost share is outlined below:
    - Years One and Two: Federal 75%, Local 25%.
    - Year Three: Federal 35%, Local 65%.
    - Year Four and Beyond: 100% local.

- This Ordinance requests an appropriate increase of $137,000 in the Security of Persons and Property and Capital Improvement Funds.
- If passed, the 2026 Operating Budget will be amended accordingly.

Kimberly Sharp

ORDINANCE 42-26

TO AUTHORIZE A SUPPLEMENTAL APPROPRIATION FOR THE HIRING OF THREE FULL-TIME FIREFIGHTERS IN THE CITY OF MARYSVILLE AND TO AMEND THE 2026 BUDGET

WHEREAS, the City Administration requests to increase the Fire Department personnel as a step toward placing a fourth Advanced Life Support (ALS) ambulance in service for each shift; and

WHEREAS, the Personnel Budget in the 2026 Budget needs to be increased in order to fund the applicable salaries, benefits and equipment; now, therefore

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

SECTION I. That the appropriations in the Security of Persons and Property and Capital Improvement Funds be increased, as follows:

Account	Description	Amount
232-132-511037	Firefighters	$60,800
232-132-521050	Overtime	$7,600
232-132-521052	Hospital/Medical Insurance	$27,500
232-132-521057	Medicare	$1,200
232-132-521058	Workers Compensation	$700
232-132-521059	Clothing Allowance	$2,300
232-132-521061	Fire Pension	$16,400
232-132-521063	Holiday Pay	$1,100
232-132-521064	Recruitment/Physicals	$3,600
439-400-557001-FIRE	Capital Improvement (Turnout Gear/ Class A Uniform)	$16,500

SECTION II. That the appropriations in the General Fund be increased, as follows:

Account	Description	Amount
100190-564017	Transfer Out	$137,700

SECTION III. That the estimated receipts in the Security of Persons and Property Fund be increased, as follows:

Account	Description	Amount
232060-460434	Transfer In	$121,200

SECTION IV. That the 2026 Annual Operating Budget of the City of Marysville be amended as identified above.

1st Reading _____

2nd Reading _____

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

City of Marysville Staff Report

To: City Council

Date: September 28, 2026

From: Kimberly Sharp, City Manager

Legislation: Ordinance 43-26

Title: TO AMEND CHAPTER 925 - WASTEWATER RATES, CHAPTER 931 - WATER RATES, AND TO ENACT CHAPTER 933 - UTILITY CAPACITY BOARD

Executive Summary

Rapid economic growth in Union County continues to increase demand on Marysville's utility infrastructure. Currently, large-scale utility requests are evaluated by staff on a case-by-case basis, analyzing local utilities demand , such as water, wastewater, and power. Ordinance 43-26 establishes a formal, transparent governance framework by amending utility rate codes and creating a dedicated **Utility Capacity Board** (Chapter 933) to govern high-volume service requests.

Utility Capacity Board Intent & Responsibilities

The proposed Board replaces staff technical reviews with an objective, publicly accountable decision-making process for major utility requests. Core objectives include:

- **Transparent Evaluation:** Applying standardized, objective criteria to assess large-scale requests consistently across all applicants, ensuring utility capacity, infrastructure requirements and operational impacts are evaluated in light of the City's comprehensive plan, i.e. future growth projections.
- **Capacity Safeguards:** Monitoring high-volume demands to prevent overcommitting the City's existing water and wastewater supplies, while planning for future capacity.
- **Holistic Impact Assessment:** Balancing utility demands against long-term infrastructure costs, fiscal returns, sustainability, and community alignment.

Committee Recommendation

The Public Safety/Service Committee reviewed and supported Ordinance 43-26 on September 14, 2026, incorporating feedback regarding the Board's authority, membership structure, review criteria, and governance. It is recommended to establish the Utility Capacity Board for the future growth of Marysville.

Donald Boerger
Steven Wolfe
Kelsey Takitch

ORDINANCE 43-26

TO AMEND CHAPTER 925 - WASTEWATER RATES, CHAPTER 931 - WATER RATES, AND TO ENACT CHAPTER 933 - UTILITY CAPACITY BOARD

WHEREAS, the rates set forth in Chapter 925 – Wastewater Rates, are fixed as the fair proportional and reasonable rates for sewer service charges and user charges based upon the metered consumption of water; and

WHEREAS, the rates set forth in Chapter 931 – Water Rates, are fixed as the fair proportional and reasonable rates for water service charges and user charges based upon the metered consumption of water; and

WHEREAS, while economic development can have positive impacts to the local economy, it often spurs questions related to the potential strain on local utilities, such as water, wastewater, power and land use; and

WHEREAS, over the course of the last year, City Council and City Staff have discussed the need for an enhanced governance framework related to exceptionally large utility service requests. Accordingly, City Council desires to ensure that significant utility-capacity decisions are made through a transparent, consistent, and publicly accountable process; and

WHEREAS, as a result, City Council desires to create and adopt Chapter 933 – Utility Capacity Board, in the City of Marysville; and

WHEREAS, Chapter 933 and the aforementioned amendments are set forth in Exhibit A which is attached and incorporated herein.

WHEREAS, Chapter 933 and the amendments to Chapter 925 and 931 were presented to the Public Safety/ Service Committee on September 14, 2026 and were supported; now, therefore

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

Section I. The amendments to Chapter 925 – Wastewater Rates, Chapter 931 – Water Rates, and the enactment of Chapter 933 – Utility Capacity Board, of the City of Marysville Codified Ordinances, are hereby adopted as set forth in Exhibit A.

Section II. The remainder of Title Three, Public Utilities, shall remain intact.

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

EXHIBIT A

TITLE THREE PUBLIC UTILITIES

CHAPTER 925. WASTEWATER RATES[1]

Sec. 925.01. Wastewater rates.

(A) The definitions set forth in Section 900.01 apply to this chapter.

(B) The rates set forth in this section are hereby fixed as the fair, proportional and reasonable rates for sewer service charges and user charges based upon the metered consumption of water. In cases where large industrial users have installed sewage flow meters to measure the volume of sewage discharged to the sewage collection system, sewer service charges and user charges shall be based on metered sewage flow. If the sewage flow meter malfunctions or becomes inoperable during all or part of the billing period, sewer service charges and user charges shall be based on a volume of sewage determined by multiplying the metered water consumption during the billing period times the average ratio of metered sewage flow divided by metered water consumption for those billing periods during the preceding twelve months for which sewage flow records and water consumption records are available. All users discharging waste to the sewage collection system shall be billed for wastewater treatment services, including governmental or institutional users, such as schools, public utilities or other public buildings.

(C) Residential, commercial, and industrial rates per one hundred (100) cubic feet or fraction thereof:

CITY OF MARYSVILLE - WASTEWATER RATES					
Tier	Monthly Usage (in ft^3)	Current	Effective January 1, 2026	Effective January 1, 2027	Effective January 1, 2028
1	First 200 (or any part thereof)	$10.61	$10.61	$10.61	$10.61
2	Next 3,800	$7.16	$7.16	$7.16	$7.16
3	Next 46,000	$6.95	$6.95	$6.95	$6.95
4	Over 50,000	$6.79	$6.79	$6.79	$6.79
Minimum Charge		$21.22	$21.22	$21.22	$21.22
Note: Rates are calculated per 100 cubic feet or fraction thereof					

(D) Per the Asset Purchase Agreement (dated December 19, 2005) between the City and Union County, all customers outside the City Corporation Limits will be assessed wastewater capacity fees and user rates

[1]Cross reference(s)—Wastewater System Rules and Regulations, Ch. 921.

State law reference(s)—Compulsory sewer connections, ORC 729.06

equivalent to a rate greater than the capacity fees and user fees charged for comparable customers located within the corporation limits of the City of Marysville.

(E) Periodic sampling shall be performed on large industrial user waste in order to ensure that the concentration of ammonia (NH3-N) in its wastewater does not exceed twenty-five percent (25%) of the concentration of ammonia usually found in normal domestic waste.

(F) Fees to inspect sewer lateral connections for residential properties will be assessed at the rate of seventy-five dollars ($75.00) at the tap and seventy-five dollars ($75.00) from the tap to the building for single-family residences. Fees to review plans and inspect sewer connections for all other instances shall be in accordance with Section 1100.01.

(G) The sewer service charge and user charges shall be reviewed annually by the City in order to determine whether or not they are sufficient to defray the fixed charges, amortization costs and annual costs of operation and maintenance of the wastewater system. If the difference between the total annual revenue derived and the total annual cost is sufficient to justify an increase or decrease in the sewer service charge or user charges, the City will adjust the rates as required. The purpose of the annual review is also to maintain a proportional user charge and industrial cost recovery system.

(Ord. 56-13. Passed 12-5-2013; Ord. No. 060-2025, Passed 12-15-2025.)

Sec. 925.015. Surcharges.

(A) Sewage or industrial wastes above normal sewage strength, but acceptable for discharge into the wastewater system, shall be subject to a surcharge. The surcharge shall be determined on the basis of any or all five (5) constituents of the water or wastes:

(1) Total suspended solids (TSS);

(2) CBOD;

(3) Phosphorus;

(4) Ammonia-Nitrogen; and/or

(5) Excess pounds of oil and grease.

(B) When any or all the total suspended solids, the CBOD, phosphorus, ammonia-nitrogen, and oil and grease accepted for admission to the system exceeds the values of their constituents for normal sewage, the excess concentration in any or all five (5), as the case may be, shall be subject to a surcharge as follows:

CITY OF MARYSVILLE - WASTEWATER SURCHARGE RATES				
Item	2011	2026	2027	2028
Carbonaceous Biochemical Oxygen Demand (CBOD)	$0.41	$0.45	$0.50	$0.55
Total Suspended Solids (TSS)	$0.23	$0.25	$0.28	$0.31
Excess Phosphorous	$4.60	$5.06	$5.57	$6.13
Excess Ammonia/Nitrogen	$2.55	$2.77	$3.05	$3.36

Excess Oil and Grease	$1.65	$1.82	$2.00	$2.20

In addition to the surcharge, the user will pay the user charges as defined in Section 925.01(C).

(C) The pounds of CBOD per day, pounds of phosphorus per day, pounds of ammonia-nitrogen per day, pounds of oil and grease per day, and pounds of total suspended solids per day, above the concentrations previously described for normal strength sewage that are discharged to the wastewater system, shall be determined by the City or its authorized representative. In addition to a surcharge on CBOD, total suspended solids, phosphorus, ammonia-nitrogen, and oil and grease, the City shall have the right to surcharge any user for the discharge of any other pollutant into the sewage system or for any other reason that it deems necessary and appropriate, such as excessively high rates of discharge.

(Ord. 56-13. Passed 12-5-2013; Ord. No. 060-2025, Passed 12-15-2025.)

Sec. 925.02. New wastewater system connections.

(A) *New Sewer Connections:* The Wastewater Capacity Fees shall be as follows:

CITY OF MARYSVILLE - WASTEWATER CAPACITY FEES		
Meter Size (inches)	Meter Equivalents	Connection Charge
¾	1.0	$6,562.00
1	2.2	$14,436.00
1½"	6.4	$41,997.00
2"	10.0	$65,620.00
3"	20.0	$131,240.00
4"	40.0	$262,480.00
Note: The capacity fees for users requesting a meter greater than a four (4) inch meter or a peak flow greater than 50,000 gallons per day shall be calculated by the Public Utilities Department.		

Commented [JH1]: To match the newly created UCB (Chapter 933)

Deleted: 200

(1) The Wastewater Capacity Fees for individual units contained in a multi-unit dwelling shall be assessed, regardless of meter size, based on a seven-tenths (0.7) customer equivalent.

(B) Reserved.

(C) *Adena Pointe Sewer District.* An amount of four hundred dollars ($400.00) shall be collected for each residential connection in the Adena Pointe Sewer District for the purpose of funding wastewater system maintenance and improvements within the Adena Pointe sewershed.

(D) Section 925.02(C) shall expire upon the development of all lands or after twenty (20) years from the effective date of Ordinance 5-14, whichever occurs earlier.

(Ord. 5-14. Passed 2-27-2014; Ord. 99-14. Passed 12-18-2014; Ord. 40-18. Passed 6-25-2018; Ord. No. 060-2025, Passed 12-15-2025.)

Editor's note(s)—Ordinance 3-07, passed January 25, 2007 permits annual indexing of the Wastewater Capacity fees based on the Municipal Cost Index. The City shall have a feasibility study completed to determine if the

Capacity Fees are adequate for the City's capital project requirements every five (5) years at a minimum. Rates based on the indexing of the Capacity Fees will be effective annually by May 1.

Editor's note(s)—Former subsection (B) hereof was repealed by Ordinance 45-15.

Sec. 925.03. Exceptions.

To determine the amount of any periodic billing for wastewater service pursuant to such special arrangements:

(A) Multiple families using a master meter or common service shall be billed based on the number of units utilizing the master meter or existing common service.

(B) When multiple businesses use the same wastewater facilities, each business shall be separately charged for wastewater usage.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 925.04. Commencement of wastewater charges.

Wastewater charges shall commence at such time as water service is provided for the property and the sewer is connected.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 925.05. Billing.

(A) The City shall cause a bill to be mailed to each user monthly based on the water usage for the latest period available.

(B) The owner of the premises served shall be responsible for the payment of all wastewater service supplied to their premises.

(C) Bills will be mailed to the address of the premises served unless the owner requests, in writing, that they shall be sent to some other address supplied by him. Failure to receive a bill shall not relieve the owner from obligation to pay for service rendered when due.

(D) Each bill for water service remaining unpaid fifteen (15) days after the bill date shall become delinquent and subject to a five percent (5%) surcharge for late payment.

(E) *Sewer Billing Exceptions/Modifications.*

(1) *Pool credits.* There is one time per year credits for filling private swimming pools. Prior to filling the pool the customer shall call the City and request a meter reading. The City shall conduct a field verification of the pool and document the size of the pool. Once the pool is filled, the customer shall call the City and request a second meter reading. A separate pool credit will not be given if the resident has a secondary meter. Commercial accounts do not qualify for the pool credit.

(2) *The Utility Claims Board of Appeals.* This Board will establish an application and procedures as required. The Board will review applications for credits if it can be determined that there was a special circumstance for the use of the water and such water used was not returned to the wastewater system for treatment. Such circumstances may include but are not limited to: new lawn and landscape establishment, leaks, etc. Proof of such uses shall be required in the form of receipts, photographs, or other forms as required.

(3) *Secondary meters for outside water usage.* The City of Marysville offers secondary meters to customers who wish to have their outside water usage (watering lawns and gardens, washing vehicles, etc.) monitored for the sole purpose of receiving a sewer credit for that usage. Customers who have a secondary meter installed for the purpose of monitoring outside water usage are not eligible to receive the Summer sewer credit. Customers wishing to proceed with the installation of a secondary meter should follow the procedures below:

(a) Customers wishing to participate in the secondary meter program shall fill out an application at the City. The application will be reviewed and upon its approval, the customer shall purchase a meter from the City at the current cost. Payment shall be made to the City before the meter will be issued.

(b) Once payment is received, the City will schedule an appointment with the customer to have the meter installed. All plumbing and fittings shall be in place prior to the scheduling of such appointment. All material must meet City of Marysville standard specifications.

(c) Once the meter is installed, the secondary meter will be added to the customer's account. This will keep track of the outside water usage.

(d) Anyone caught tampering with the meter or making any attempts to utilize this meter or its appurtenances in any way that it was not intended, is subject to the loss of privileges of the secondary meter and penalties.

(4) *Application for Outdoor Watering.* A utility customer may apply for a credit on wastewater billing for circumstances such as watering for the installation of a new lawn or landscaping when a secondary meter is not already installed at a property. For existing properties, a customer may apply for a credit that would be based on consumption over the prior 12-month period. In order to be considered, an application for a credit on wastewater billing under this provision, shall be made no later than December 31st of the year for which the credit is requested. For a new build customer, a credit would be calculated by the following prescribed sod watering table:

SOD WATERING CREDIT	
CUBIC FEET PER MONTH	HOUSEHOLD SIZE
200	1 Resident
400	2 Residents
500	3 Residents
600	4 Residents
700	5 Residents
800	6 Residents
900	7 Residents

(Ord. 56-13. Passed 12-5-2013; Ord. 30-16. Passed 9-12-2016; Ord. 41-18. Passed 6-25-2018; Ord. 46-19. Passed 7-22-2019; Ord. 035-2020. Passed 8-24-2020; Ord. No. 054-2022. Passed 11-14-2022.)

Sec. 925.06. Vacant premises; reoccupancy.

(A) If a single-family residence requests water service to be temporarily disconnected, the sewer portion of the monthly utility bill will also be temporarily suspended pending re-establishment of water service to that residence. If it is determined the resident in said single-family residence continues to utilize the sewer service once water service has been disconnected that residence will be charged an amount equivalent to the minimum monthly sewer rate from the time water service was disconnected to the date of reconnection.

(B) In case of destruction which renders a building uninhabitable, sewer charges to that property owner or tenant shall cease as of that date.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 925.07. Collection; refunds.

(A) All bills for sewer service delinquent as of July 15th of each year shall have a final written notice issued with full payment due by July 31st. Delinquent accounts after such final notice shall be forwarded to the County Auditor who shall place such amount on the tax duplicate and collect such charges and penalties in the same manner as other taxes are collected. At such time, the Director of Finance may certify such charges, together with a penalty of five percent (5%) thereon, to the County Auditor, who shall place such amount on the tax duplicate and collect such charges as penalties in the same manner as other taxes are collected.

(B) Refunds or credits shall not be made for service discontinued for periods of less than four weeks (a full calendar month).

(C) Amounts of less than five dollars and one cent ($5.01) shall not be collected or refunded.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 925.08. Sewer sealing.

The cost for the City to complete this work will be completed on a "time and materials" basis.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 925.99. Penalty.

(A) Except as provided in subsection (B) hereof, whoever violates or fails to comply with any of the provisions of this chapter shall be fined not less than five hundred dollars ($500.00) for the first offense and one thousand dollars ($1,000.00) on the second offense, nor more than five thousand dollars ($5,000.00) for each additional offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues. In addition to the penalties provided herein, the City may recover reasonable attorney's fees, court costs, court reporter's fees and other expenses of litigation by appropriate suit at law against the person found to have violated this chapter or the orders, rules and regulations issued hereunder.

(Ord. 56-13. Passed 12-5-2013.)

CHAPTER 930. WATER SYSTEM RULES AND REGULATIONS[2]

Sec. 930.01. General regulations governing connections.

(A) The definitions set forth in Section 900.01 apply to this chapter.

[2]State law reference(s)—Fluoridation, ORC 6111.13; water pollution, ORC 715.08, 743.25.

(B) No unauthorized person shall uncover, make any connections with or opening into, use, alter or disturb any portion of the existing public water system without first obtaining a written permit from the City. All work on the water system is to be performed by a contractor licensed with the City of Marysville.

(C) The owner of a premises or their agent shall make application on a special form furnished by the City.

(D) All applications for service must state the uses to which the water is to be applied. Upon the commencement of service by the City, the customer becomes obligated to pay for the water service furnished, and both the City and the customer become obligated to abide by all the terms and provisions of the regulations then in effect and as the same may be lawfully altered, amended or otherwise modified.

(E) When a change of occupancy occurs in any premises receiving water service, an application by the new occupant must be made to the City. Each person accepting water service from the City without making proper application shall be deemed to be a customer for the purpose of all applicable City fees. However, the City may terminate service, upon seven (7) days' notice, until proper application is made.

(F) Where no notice has been given to the City of a change of occupancy for a premises, the current owner shall be liable to the City for the payment of water service.

(G) When an application for water service is made, or when the City deems it necessary, the City has the right to require a cash deposit to secure the payment of bills.

(H) No agreement will be made by the City with any applicant for residential water service until all arrearages and charges due from the applicant for water service or other services rendered by the City to the applicant at any other residential premises shall have been paid. If necessary, the City may consider outstanding customer debt on previous properties when considering termination of utility service.

(I) The owner of a house, building or property used for human occupancy, employment, recreation or other purposes, situated within the City and abutting on any street, alley, Right-of-Way or easement in which there is now located or may in the future be located a public water main of the City, is hereby required, at the owner's expense, to connect to the proper public main in accordance with the rules and regulations within ninety (90) days after the date of official notice to do so, provided the foundation wall of the structure to which service is to be provided is less than two hundred (200) feet from the nearest boundary of the Right-of-Way or public utility easement which the water main is located.

(J) No person shall be permitted to connect to the City water system unless it has been determined by the City that there is sufficient capacity in the system to provide the water necessary for service.

(K) Reserved.

(L) The water components for the Jerome Village development shall be operated under these Codified Ordinances, including Chapter 930 Water Rules and Regulations and Chapter 931 Water Rates, all federal and state laws relating to waterline and water usage, all administrative regulations implementing City ordinances, state and federal laws. The Service Agreement between the following entities: the Jerome Village Community Authority; Union County and the City of Marysville shall control the ownership and maintenance responsibilities of this infrastructure.

(M) All parcels included within the Growth Area of the City of Marysville and contiguous to the City's corporate limits, with the exception of those containing residential dwellings existing prior to December 19, 2005, shall annex into the City in order to connect to the City utility system. Connection is dependent on the rules and regulations being met and an Annexation Agreement being signed by the property owner(s). The language of the Agreement shall generally state "Annexation of this property to the City shall occur (at the discretion of the City) when this property becomes contiguous to the City."

(N) All parcels included within the City of Marysville Exclusive Service Area may connect to the City Utility system provided that all rules and regulations are met. Properties outside of this area must obtain permission from the Union County Commissioners to connect to the City Utility System.

(Ord. 56-13. Passed 12-5-2013; Ord. No. 001-2023. Passed 1-9-2023.)

Editor's note(s)—Former subsection (K) hereof was repealed by Ordinance 45-15.

Sec. 930.02. General regulations governing service.

(A) When the supply of water is to be temporarily shut off by the City, the City will give as much advance notice (except in case of emergency) as is practicable under the circumstances to all customers to be affected by the shut off, stating the probable duration of the interruption of services.

(B) In the interest of public health, mains, service lines or other pipes may not be connected with any service line or piping which the City knows or has good reasons to believe is connected with any other source of water supply, nor may such mains, service lines or other pipes be connected in any way to any piping, tank, well or other apparatus which contains liquids, chemicals or any other matter which may flow back into the public mains, service lines or other pipes and which may endanger or otherwise contaminate the water supply.

(C) The City shall not be liable for a deficiency or failure, regardless of cause, (except as a result of willful misconduct or negligence) in the supply of water or in the pressure, nor for any damage caused thereby, or by the bursting or breaking of any main or service line or any attachment to the mains and service lines or other facilities used by the City. All damage to a customer's boilers or other equipment depending upon pressure in mains and service lines to keep them supplied with water shall be borne exclusively by the customer.

(D) When an application is made for the installation of a City service line or for water service, the City shall be entitled to assume that the piping and fixtures to which the service will be supplied are in good order to receive such service, but reserves the right to inspect such facilities to assure against possible damage and cross connections.

(E) Water will not be provided where pipes are inferior, defective or not in compliance with City Specifications. When such conditions are discovered, the supply of water may be terminated until repairs are made.

(F) The City shall have the sole right to determine the size, type and location of meters, meter settings, valves, service lines and connections necessary to provide the service applied for.

(G) Exclusive operating control of all service lines from main to meter, and of meters and meter installations shall at all times remain with the City, and shall not be interfered with in any respect.

(H) When a supply of water for building construction purposes is applied for, such supply shall be furnished under the regulations applicable to regular, permanent service. Special, temporary requirements for water service may be met by applying for the same at the City.

(I) The customer shall not, without City consent, use water for any purpose or upon any premises not stated in the application for service.

(J) The City may discontinue with notice all or any part of its service to any customer for any of the following reasons:

(1) For the use of water for any other purpose or upon any premises not stated in their application.

(2) To prevent waste or reasonably avoidable loss of water.

(3) For tampering with any service line, meter, curb stop, curb box, seal or other appliance under the control of, or belonging to, the City.

(4) For continued vacancy of the premises.

(5) For failing to make deposit when required.

(6) For connecting the service line, or any pipe directly or indirectly connected therewith, with any other source of supply or with any apparatus which may, in the opinion of the City, contaminate the City's water supply.

(7) The denial to the City of reasonable access to the premises for purpose of inspection, installation, reading, repairing or removing meters or meter reading equipment.

(8) For any other violation of, or failure to comply with, the regulations of the City.

(K) In any case in which two or more customers are supplied through one service line, ("combined" or "common service") and the City is entitled under the preceding paragraph to discontinue service to any one of them, the City may shut off such service line.

(L) If a customer whose service has been discontinued for non-payment of bills or for violations of or failure to comply with the regulations of the City, desires a reconnection, such reconnection may only be made after the customer has met the conditions set forth in Chapter 931.

(M) When a customer's meter cannot be read for a period of thirty (30) days after the latest prior reading, the City may discontinue service to the customer upon giving seven (7) days written notice to them of its intention to do so, unless the customer shall promptly make access to the meter possible during the City's regular business hours on any day except Saturday, Sunday and holidays, and notify the City thereof. If the customer notifies the City that they can promptly make access to the meter possible only during a time and day other than during the City's regular business hours, the City shall make a charge for the actual cost of such meter reading service.

(N) Any employee or agent of the City seeking access to the dwelling or structure of a customer shall identify themselves, provide proper City photo identification, and shall state the reason for their visit. Upon request, the employee or agent shall identify themselves to the person responsible for the dwelling or structure. Entrance will not be sought or gained by subterfuge or force. The City shall be responsible for any damage done by its employees when such damage results from willful misconduct or negligent act and within the scope of employment.

(O) Complaints with regard to the character of service furnished, or to the reading or registration of meters or to the bills rendered, must be made with the City. A record of such complaint will be kept by the City.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 930.03. Cost to be owner's responsibility.

(A) All costs and expenses incident to the installation, connection, repair and maintenance of the customer service line shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be caused by installation of the customer service line.

(B) All costs and expenses incident to or resulting from interference with the public water system or damages resulting from interference with the public water system shall be the responsibility of the person causing or creating such interference.

(C) It is the intent of the City to discontinue "combined" or "common services" existing combined services will be maintained. However, at such time as maintenance is required, the combined service shall be split into two separate services with costs for such services to be the responsibility of the customer. The City may require customers to install (or allow to be installed) separate service shut off valves.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 930.04. Material specifications and construction.

All water lines and appurtenances, including materials and installation procedures, shall be designed and constructed in accordance with the current rules and regulations of the City of Marysville.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 930.05. Backflow prevention system required.

(A) If, in the judgment of the City a backflow prevention device is necessary for the safety of the public water system, the City will give notice to the water consumer to install an approved device immediately. The water customer shall, at their own expense, install an approved backflow device at a location and in a manner approved and designated by the City. Prior to approval, the backflow device must be inspected and tested as required by the City.

(B) No person, firm or corporation shall establish or permit to be established or maintain or permit to be maintained, any connection whereby a private, auxiliary or emergency water supply other than the regular public water supply of the Division of Water may enter the supplier distribution system of the City, unless such private, auxiliary or emergency water supply in the method of connection and use of such supply shall have been approved by the City and by the Ohio Environmental Protection Agency.

(C) It shall be the duty of the City to cause surveys and investigations to be made of industrial and other properties served by the public water supply where actual or potential hazards to the public water supply may exist. Such surveys or investigations shall be made a matter of public record and shall be repeated as often as the City shall deem necessary for proper protection of the public water supply.

(D) The City shall have the right to enter, at any reasonable time, any property served by connection to the public water supply or distribution system of the Division of Water, for the purpose of inspecting the piping system or systems thereof. On demand, lessees or occupants of any property so served shall furnish to the City any information which he may request regarding the piping system or systems or water used on such properties. The refusal of such information, when demanded, shall, within the discretion of the City be deemed evidence of the presence of improper connections as provided in this chapter.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 930.06. Service lines.

(A) The application for the installation of the City service line must state the uses to which the water is to be applied, and the correct lot and street number or other complete identification of the premises to be supplied.

(B) The application for installation of a City service line will be accepted subject to the conditions that there shall exist, adjacent to the premises to be served, a supply of water sufficient to provide the service requested.

(C) A City service line may not be used to supply more than one premises.

(D) Service lines shall be installed to provide for inside meter settings, except in special cases where the City has approved outside meter settings.

(E) The curb stop or outside meter vault shall be installed at a place designated by the City between the curb line and the property line.

(F) Curb stops or valves in the City's service lines are for the exclusive use and under the exclusive control of the City.

(G) The owner shall at their expense install, maintain and repair the customer service line. Where a service line is to be installed in a paved or improved street, the cost of removing and replacing the street surface to City Standards shall also be paid for by the applicant.

(H) When a leak in a customer service line is discovered, the City may turn off the water service until the leak is repaired. Without limiting the authority of the City under the preceding sentence, the City will endeavor, when the circumstances are such as to make it practicable, to give notice to the customer before discontinuing such service, in order to afford him a reasonable time to make such repairs.

(I) If a City service line is to be installed where any portion of the line must pass through property not owned by an applicant, the applicant must assume full responsibility for acquiring the right to pass through such property.

(J) When the installation of a customer service line has been completed, the owner shall leave the service line turned off until it is inspected and approved for use by the City.

(K) The City service line (from the curb box to the main) shall be operated and maintained by the City.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 930.07. Metered service.

(A) A meter will be installed by the City after the customer service line has been inspected by the City and plumbing has been made ready for such installation by the customer. The meter and setting shall conform to specifications as they may be prescribed from time to time by the City and shall be operated and maintained by the City.

(B) Meters so installed shall remain the City's property and shall not be moved or tampered with in any manner.

(C) Each service line must be separately metered and no meter may be used to serve more than one premises, except in the instance when a special arrangement shall be entered into by the City with an applicant for service to:

(1) A building or combination of buildings, of the same ownership, housing two or more rental units, each of which is designed or used for single-family occupancy as a residence or by a person for professional or business purposes, or both; or

(2) A building housing two or more units, not of the same ownership, each of which is designed or used for single-family occupancy as a residence or by a person for professional or business purposes, or both,

(3) A mobile home or trailer park or court, of the same ownership, containing pads, lots or locations for two or more mobile homes or trailer units, not of the same ownership, each of which units is designed or used for single-family occupancy as a residence for single-family occupancy or by a person for professional or business purposes, or both.

Such special arrangement shall be entered into solely at the discretion of the City and shall provide for the metering of water service through one or more meters to two or more residential or professional business units, or combination thereof, per meter. The billing for water service shall be made to the applicant for service or their heirs, successors or assigns, who shall be considered to be the customer of the City, regardless of the ownership of the units provided with water service through such meter or meters. One billing shall be made with respect to each meter through which water service is provided pursuant to such special arrangements as specified in Chapter 931.

(D) All meters placed in buildings shall be located in the basement, or if there is no basement, then in the first floor, as near as possible to the point of entrance of the service line, in a clean, dry, safe place, not subject to

great variation in temperature, so located as to be easily accessible for installation or disconnection and for reading, and suitable for the purpose.

(E) Each meter shall be located at a point approved by the City so as to measure the entire supply delivered to the premises served, and a proper place and protection for the meter shall be provided. A valve approved by the City shall be provided on the service line on the inlet side of and near the meter, and a valve on the outlet side of and near the meter. An approved backflow device shall be provided between the meter and the valve on the outlet side of the meter, if required by the City to prevent water backing up through the meter. If an approved backflow device is required, a safety valve must be inserted at some convenient point on the house piping to relieve the excess pressure due to heating water. The control of the water supply by the customer shall be by means of the separate valve, to be provided by the customer, located at the outlet side of the meter.

(F) Curb stops and all other valves between the main and the meter are for the exclusive use of the City and shall not be used by the customer for turning on or shutting off the water supply.

(G) Meters will be maintained by the City so far as ordinary wear and tear are concerned. Damages resulting from freezing within the customer's premises, hot water backflow, or negligence or purposeful act of the customer shall be paid by the customer.

(H) The City reserves the right to remove and test any meter at any time, and substitute another meter in its place. In case of a disputed charge for service involving a question as to the accuracy of a meter, procedures to be followed are set forth in Section 931.07 Billing and Service Claims.

(I) All meters used for measuring quantity of water delivered to a customer shall be in good mechanical condition and shall be adequate in size and design for the type of service which they measure and shall be accurate in accordance with AWWA Standards or the manufacturer's requirements.

(J) A new meter shall only be placed in service if it meets all manufacturer requirements.

(K) If the City finds as a result of the customer's willful act a meter seal has been broken, or any bypass inserted, or there is other evidence that the meter has been tampered with, the water may be shut off. Reconnection will not occur until the following has been paid by the customer:

(1) A reconnection or turn off fee as set forth in Section 931.05(C).

(2) The cost to restore the meter to proper working order.

(3) The cost of the estimated quantity of water used based on the usage history for a comparable period of time.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 930.08. Private fire protection service.

(A) Where a customer desires both regular water service and water service to private fire protection facilities on their premises which require either or both the service line and the meter to be of a larger size or of a different type than would be approved by the City for supplying and measuring the regular water service, the fire protection service shall be supplied through a separate service line. Exceptions because of low pressure or other operational issues may be approved by the City Division of Fire when recommended in writing by the City.

(B) A written application for private fire protection service shall be accepted subject to the condition that there shall exist, adjacent to the premises to be served, a supply of water sufficient to provide the service. The acceptance and approval of any application for, and the furnishing of, such service shall be on the basis of

pressures as they may exist in the locality, which pressures are not guaranteed by the City and may fluctuate significantly from time to time.

(C) Due to the unusual requirements for safety, continuity and adequacy of private fire protection service, the use of water through private fire protection facilities must and shall be limited to the combating of fires only.

(D) A customer applying for private fire protection service shall present to the City a complete description of the requested service, giving the details of feeder lines and connections, hydrants, sprinklers, hose connections, etc., installed or to be installed in the customer's premises, and the City shall determine whether or not such service requires metering. The rate applying to this service is a flat rate and strict compliance with these regulations is necessary in order to make the use of this type of rate practical and satisfactory. However, unusual circumstances may exist at the time the application is made, or may develop in the future, whereby it may be necessary to meter such service. The City, therefore, reserves the right, at any time, to install a meter or flow-detecting device of a type acceptable to and approved by the Ohio Insurance Service Office. The cost of such meter or flow-detecting device, and of the installation thereof, shall be paid by the customer.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 930.09. Public fire protection.

(A) Public fire hydrants shall be installed on all mains of sufficient size hereafter constructed at spacing which shall be in conformance with reasonable utility engineering practices and as required by the Division of Fire.

(B) No person shall take water from any public fire hydrant, except for the purpose of combating fire. Should any other proposed use of a public fire hydrant be requested, arrangements must be made with the City and are subject to the City's approval of such use.

(C) Once a fire hydrant has been installed and if thereafter any person requests a change of its location for any reason, the entire cost of relocation shall be paid by the person requesting the change.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 930.10. Water restriction policy.

In the event of a drought, the City will attempt to monthly forecast our anticipated month's reserve of raw water. A policy will be established to determine the best course of action regarding voluntary water conservation steps taken by City Utility Customers.

(Ord. 56-13. Passed 12-5-2013.)

Sec. 930.11. Groundwater Well and Private Water System Restrictions.

(A) No owner, agent or lessee of real estate within the City, except for the municipal government of the City shall drill, dig or use or allow to be drilled, dug or used any water well (or private water system) on real estate to be located within the City for any purpose without first obtaining a permit from the following entities: City of Marysville; Union County Health Department; Ohio Environmental Protection Agency (if applicable).

(B) For the safety of the public water system, an approved backflow prevention device will be required when necessary. All requirements of Section 930.05 - Backflow prevention system required will apply.

(C) If a property currently within the City is served by a water well (or private water system) and in the event that water service is subsequently made available to the property, such property owner shall continue to have the right to use any such private water system granted hereunder or any private water system in existence prior to the enactment of this section, including the right to repair and maintain such private water system. However, if such public water service is available, then such property owner shall not be entitled to install a new private water system on the property, but shall be required to connect this property to such water service.

(D) Only one well (or private water system) shall be allowed per parcel and such well (or private water system) shall not supply a parcel other than the one in which it is located.

(Ord. No. 060-2025, Passed 12-15-2025)

Sec. 930.99. Penalty.

Whoever violates or fails to comply with any of the provisions of this chapter shall be fined not less than five hundred dollars ($500.00) for the first offense and one thousand dollars ($1,000.00) on the second offense, nor more than five thousand dollars ($5,000.00) for each additional offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues. In addition to the penalties provided herein, the City may recover reasonable attorney's fees, court costs, court reporter's fees and other expenses of litigation by appropriate suit at law against the person found to have violated this chapter or the orders, rules and regulations issued hereunder.

(Ord. 56-13. Passed 12-5-2013.)

CHAPTER 931. WATER RATES[3]

Sec. 931.01. Bills and payments for services.

(A) All definitions set forth in Section 900.01 shall apply to this chapter.

(B) The owner of the premises served shall be responsible for the payment of all water and water services supplied to their premises.

(C) Bills will be mailed to the address of the premises served unless the owner requests, in writing, that they shall be sent to some other address supplied by him. Failure to receive a bill shall not relieve the owner from obligation to pay for service rendered when due.

(D) Each bill for water service remaining unpaid fifteen (15) days after the bill date shall become delinquent and subject to a five percent (5%) surcharge for late payment.

(E) Bills for water service shall be rendered monthly and shall show the quantity of water and the period for which the bill is rendered.

(F) Bills for private fire protection shall be rendered in advance.

(G) A customer's bill will be accepted as "on time" if mailed on or before the past due date indicated on the bill. The stamped post office date will determine the mailing date of the customer's payment. The bill will be considered "past due" if it does not meet these stipulations. All past due bills will be assessed a five percent

[3]State law reference(s)—Waterworks mortgage revenue bonds, ORC 715.09 et seq.; weekly deposit of water works money collected, ORC 743.06.

(5%) penalty. The City may assess/credit this amount to the customer's account and include this amount within the next billing cycle if sufficient proof is provided and approved by the City.

(H) All bills for water service delinquent as of July 15th of each year shall have a final written notice issued with full payment due by July 31st. At such time, the Director of Finance may certify such charges, together with a penalty of five percent (5%) thereon, to the County Auditor, who shall place such amount on the tax duplicate and collect such charges as penalties in the same manner as other taxes are collected.

(I) Upon request of the customer for termination of service, the City shall make a final meter reading and shall render a final billing. Bills rendered upon such termination of service must be paid on or before the past due date indicated on the bill. Such bills may be increased by the reasonable cost of collection, which may not exceed fifty percent (50%) of the gross amount due.

(J) In cases in which a meter cannot be read, whatever the cause, the City may require a payment equal to a representative charge for a period of similar length for service rendered to the same premises, or if that cannot be ascertained, then to similar premises.

(K) The payors of dishonored checks returned unpaid shall be charged twenty-five ($25.00) dollars to cover processing costs.

(L) Amounts of less than five dollars and one cent ($5.01) shall not be collected or refunded.

(Ord. 56-13. Passed 12-5-2013; Ord. 11-18. Passed 2-26-2018.)

Sec. 931.02. Rates for metered water service.

(A) The rates for metered water service shall be as follows:

CITY OF MARYSVILLE - WATER RATE					
Tier	Monthly Usage (in $ft.^3$)	Current	Effective January 1, 2026	Effective January 1, 2027	Effective January 1, 2028
1	First 200 (or any part thereof)	$11.50	$11.50	$11.50	$11.50
2	Next 3,800	$6.75	$6.75	$6.75	$6.75
3	Next 46,000	$3.60	$4.00	$4.45	$4.90
4	Over 50,001	$2.90	$3.20	$3.55	$3.90
Minimum Charge		$23.00	$23.00	$23.00	$23.00
Note: Rates are calculated per 100 cubic feet or fraction thereof					

(B) Minimum charges per month are established as follows:

CITY OF MARYSVILLE - WATER MINIMUM BILLING							
Meter Size (inches)	Actual Peak Flow (gallons per day)	Meter Equivalents	Water Allowed Per Month (Cubic Feet)	Current Minimum Charge	Effective January 1, 2026	Effective January 1, 2027	Effective January 1, 2028
⅝"		1.0	200	$23.00	$23.00	$23.46	$23.92

1"		2.2	440	$39.20	$39.20	$40.00	$40.77
1½'		6.4	1,280	$95.90	$95.90	$97.87	$99.74
2"		10.0	2,000	$128.75	$144.50	$147.48	$150.28
3"		20.0	4,000	$200.75	$279.50	$285.28	$290.68
4"		40.0	8,000	$344.75	$439.50	$457.96	$476.42
6"		64.0	12,800	$517.55	$631.50	$671.56	$711.62
8"		112.0	22,400	$863.15	$1,015.50	$1,098.76	$1,182.02
X	50,000	250	100,000		$3,774.85	$4,162.90	$4,550.95
X	200,000	1,000	400,000		$13,539.99	$14,996.56	$16,453.14
X	500,000	2,500	1,000,000		$33,070.71	$36,663.46	$40,256.21
X	1,000,000	5,000	2,035,000		$65,621.93	$72,774.96	$79,928.00
Note: The minimum user rates for all users requesting (or utilizing) peak daily volume exceeding 50,000 gallons per day will be calculated by the City at a rate that must guarantee fifty (50) percent of that usage on a daily basis. For large users exceeding this threshold, this rate will be memorialized via a separate water / wastewater service agreement.							

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Commented [JH2]: To match the newly created UCB (Chapter 933)

(C) Per the Asset Purchase Agreement (dated December 19, 2005) between the City and Union County, all water customers outside the City Corporation Limits will be assessed capacity fees greater than the water capacity fees charged for comparable customers located within the corporation limits of the City of Marysville.

(D) Beginning January 1, 2015, the rate per 1,000 gallons sold shall be ten dollars ($10.00). For bulk water purchases utilizing a fire hydrant where a fire hydrant meter shall be required, there shall be a set-up fee of thirty-five dollars ($35.00) for those customers unable to install the hydrant meter.

(E) For Bulk Water purchases utilizing a fire hydrant meter, there shall be a set-up fee of thirty-five dollars ($35.00) for those customers unable to install the hydrant meter using the proper tools and supports. A deposit equivalent to the cost of the bulk water meter shall be made with the City prior to the setting of the meter. Any damage to the bulk meter will be the responsibility of the customer.

(Ord. 56-13. Passed 12-5-2013; Ord. 93-14. Passed 12-4-2014; Ord. 60-18. Passed 11-13-2018; Ord. No. 060-2025, Passed 12-15-2025)

Sec. 931.03. Reserved.

Ord. No. 013-2022, adopted April 11, 2022, repealed § 931.03, which pertained to rates for private fire protection, and derived from Ord. 56-13, adopted Dec. 5, 2013.

Sec. 931.04. Multiple unit billing.

(A) Each service line shall be separately metered and no meter may be used to serve more than one (1) premises except in the instance when a special arrangement has been entered into by the City with an application for service to:

(1) A building or combination of buildings of the same ownership, housing two or more rental units each of which is designed or used as a single-family residence or by a person for professional or business purposes or both.

(2) A building housing two or more units, not of the same ownership, each of which is designed or used for single-family occupancy as a residence or by a person for professional or business purposes, or both, or

a mobile home trailer park or court, of the same ownership containing pads, lots or locations for two or more mobile home or trailer units, not of the same ownership, each of which unit is designed or used for single-family occupancy or by a person for professional or business purposes, or both.

(B) Such special arrangement shall be entered into solely in the discretion of the City and shall provide for the metering of water service through one (1) or more meters to two (2) or more residential or professional business units, or combination thereof, per meter. The billing for water service shall be made to the applicant/owner or their heirs, successors or assigns, who shall be considered to be the customer of the City regardless of the ownership of the units provided with water service through such meter or meters. One billing shall be made with respect to each meter through which water service is provided pursuant to such special arrangement. The amounts of each such billing shall be determined on the basis of the "customer equivalents" provided by the meter employed. The customer equivalents utilized are those recommended by the American Water Works Association (AWWA) in Manual M6, Water Meters Selection, Installation, Testing & Maintenance. Such relationship is as follows:

CITY OF MARYSVILLE - WATER METER EQUIVALENTS	
Meter Size (inches)	Meter Equivalents
⅝"	1.0
1"	2.2
1½"	6.4
2"	10.0
3"	20.0
4"	40.0
6"	64.0
8"	112.0
Note: The meter equivalents for all meters larger than eight (8) inches will be calculated by the City based on actual meter capacity.	

(C) To determine the amount of any periodic billing for water service pursuant to such a special arrangement:

(1) Multiple families or structures using a master meter or common service shall be based on the number of units utilizing the City's utility system. A vacant lot within a mobile home park is not considered a unit.

(2) When multiple businesses use the same water meter (via master meter or common service), each business shall be charged based on the total number of units proposed to be connected to the City's utility system. If the actual number of units exceeds the design total, the number of units can be increased.

(3) Where existing service installations do not conform with the meter requirements under Chapter 930, the billing to the customer will be prorated based on the water consumption used.

(D) *Mobile Home Park Vacant Lot Reporting.* Prior to the first day of each month, the manager or his designee of a mobile home park shall file with the City Finance Department a report (on a form furnished by the Finance Department) of the number of vacant lots in the park. A vacant lot is one on which there is no home, trailer or structure.

(E) The filing of an erroneous report or the failure to timely file a report will result in a fee of $200.00, which will be assessed on the utility account of the mobile home park.

(Ord. 96-14. Passed 12-18-2014; Ord. 35-18. Passed 4-23-2018; Ord. 60-18. Passed 11-13-2018; Ord. No. 060-2025, Passed 12-15-2025)

Sec. 931.05. Disconnection and reconnection of service.

(A) Water service may be shut off not less than seven (7) days after the City mails a disconnection notice informing the customer of the delinquent balance for any or all utility services provided by the City. Such services include, but are not limited to, water, sewer, stormwater, and refuse. A disconnection processing fee of $25.00 shall be applied if the customer has not paid in full the delinquent balance, provided it is greater than $30.00, by 5:00 p.m. on the due date set forth on the delinquency notice.

(B) All partial payments received shall be applied to the oldest outstanding utility balance.

(C) If a customer who has been disconnected for nonpayment of any or all utility service bills or for violation of, or failure to comply with, the regulations of the City, desires a reconnection, such reconnection may be made after the customer:

(1) Has paid all unpaid bills for all delinquent utility services owed to the City.

(2) Has paid a reconnection or turn-on fee as set forth on the City's rate schedule.

(3) Has corrected any condition in violation of the regulations of the City.

(4) Has made or maintained a deposit as required.

(5) Has made payment plan arrangements with the City in lieu of total payment.

Violation of the payment terms in the payment plan arrangement previously approved by the City shall result in immediate disconnection without further notice.

(D) The disconnection processing fee and reconnection fee shall be as follows:

(1) Disconnection process fee: $25.00

(2) Normal business hours (Monday-Friday 8:00 a.m.—5:00 p.m.): $25.00 (reconnection)

(3) After business hours, weekends or holidays: $50.00 (reconnection)

(E) The fees for voluntary disconnection and reconnection of service (for a period of more than seventy-two (72) hours) shall be as follows:

(1) Normal business hours: $25.00 (disconnection)

(Monday-Friday 8:00 a.m. 5:00 p.m.): $25.00 (reconnection)

(2) After business hours, weekends or: $50.00 (disconnection)

Holidays: $50.00 (reconnection)

(F) When a customer's meter cannot be read for a period of thirty (30) days after the latest prior reading, the City may discontinue service to the customer upon giving seven (7) days written notice to them of its intention to do so, unless the customer shall promptly make access to the meter possible during the City's regular business hours on any day except Saturday, Sunday and holidays, and notify the City thereof. If the customer notifies the City that they can promptly make access to the meter possible only during a time and day other than during the City's regular business hours, the City shall make a charge for the actual cost of such meter reading service.

(Ord. 56-13. Passed 12-5-2013.; Ord. 23-14. Passed 5-8-2014; Ord. 71-14. Passed 10-23-2014.)

Sec. 931.06. Capacity fees, inspection charges and other fees.

(A) *New Water Connections:* The Water Capacity Fees shall be as follows:

CITY OF MARYSVILLE—WATER CAPACITY FEES						
Meter Size (inches)	Requested Peak Flow (gallons per day)	Meter Equivalents	Current Total	2026 Total	2027 Total	2028 Total
⅝"		1.0	$4,950	$5,445	$5,990	$5,990
1"		2.2	$10,890	$11,979	$13,177	$13,177
1½"		6.4	$31,680	$34,848	$38,333	$38,333
2"		10.0	$49,500	$54,450	$59,895	$59,895
3"		20.0	$99,000	$108,900	$119,790	$119,790
4"		40.0	$198,000	$217,800	$239,580	$239,580
X	50,000			$750,000	$750,000	$750,000
X	200,000			$3,000,000	$3,000,000	$3,000,000
X	500,000			$7,500,000	$7,500,000	$7,500,000
X	1,000,000			$15,000,000	$15,000,000	$15,000,000
Note: The City calculates capacity fees at $15.00 per gallon per day exceeding 50,000 gallons. Subject to parameters set by the Utility Capacity Board (UCB), the UCB may reduce the peak flow capacity fee calculations to the standard meter equivalents or waive them completely for qualifying end users.						
Note: The capacity fees for users requesting a meter greater than a four (4) inch meter or a peak flow greater than 50,000 gallons per day shall be determined by City Staff.						

Commented [JH3]: This is how we have always calculated our capacity fees (the old way)

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(1) As part of the connection process, all capacity fees include the City's cost for the water meter and automated metering infrastructure. Due to the cost fluctuations, this pass-through cost shall be reviewed annually and approved by the Board of Control (provided the change in cost not exceed twenty (20) percent). If the cost does exceed twenty (20) percent, City Council shall review.

(2) The Water Capacity Fees for individual units contained in a multi-unit dwelling shall be assessed, regardless of meter size, based on a seven-tenths (0.7) customer equivalent.

(B) The Water Capacity Fees for fire service lines shall be fifteen percent (15%) of the rate for a normal water service.

CITY OF MARYSVILLE - FIRE PROTECTION CAPACITY FEES				
Meter Size (inches)	AWWA Pipe Equivalents	Current Total	2026 Total	2027 Total
1"	2.5	$1,856.25	$2,042	$2,246
1½"	5.0	$3,712.50	$4,084	$4,492
2"	8.0	$5,940.00	$6,534	$7,187
3"	15.0	$11,137.50	$12,251	$13,476
4"	25.0	$18,562.50	$20,419	$22,461
6"	50.0	$37,125.00	$40,838	$44,921
8"	80.0	$59,400.00	$65,340	$71,874
10"	275.0	$205,187.50	$224,606	$247,067
12"	400.0	$297,000.00	$326,700	$359,370
16"	500.0	$371,250.00	$408,375	$449,213

(C) Inspection fees will be assessed at the rate of seventy-five dollars ($75.00) per tap from the water main tap to the curb box and seventy-five dollars ($75.00) from the curb box to the building at the meter for single-

family residences. Fees to review plans and inspect water connections for all other instances shall be in accordance with Section 1100.01.

(D) Charges will be assessed for all water users for water meters including the replacement of frozen or purposely damaged water meters. This assessment will include labor and materials to install meters and radio transmitters and will be based on the current price invoiced to the City by the manufacturer.

(E) Abandonment costs shall be paid by the applicant as follows:

When in street or alley$1,000.00

Otherwise$500.00

(F) In the event of demolition or destruction of a property by fire, conscious act or otherwise, lines shall be abandoned within ninety (90) days. Upon re-development, all previous connection charges paid to the City will be credited to the respective parcel.

(G) Reserved.

(H) Pursuant to the recent fire flow upgrades required for the Jerome Village development, developments (in excess of ten (10) Equivalent Residential Units (ERUs)) located downstream of the Fladt Road Water Tower and outside of the Jerome Village Authority District and customers located within the Authority District are subject to a water connection surcharge. This requirement is memorialized within the "First Amendment to and Amended and Restated Article Two of the Asset Purchase Agreement Dated December 19, 2005 between Union County and the City of Marysville" which shall control the ownership and maintenance responsibilities of this infrastructure.

(Ord. 56-13. Passed 12-5-2013; Ord. 98-14. Passed 12-18-2014; Ord. 39-18. Passed 6-25-2018; Ord. No. 060-2025, Passed 12-15-2025.)

Editor's note(s)—Former subsection (G) hereof was repealed by Ordinance 45-15.

Sec. 931.07. Billing and service claims.

(A) Should a customer object to any bill and file a written objection, the City will accept payment of the net bill within seven (7) days after the customer has been notified of the results of the City's investigation made in response to the complaint.

(1) Should a customer question the accuracy of a meter in a billing dispute the meter will be removed for test. Such meters will be tested in accordance with the current rules and regulations of the City of Marysville. In the event the meter so tested is found to have an error in registration, the advanced fee will be refunded or credited with and the bill corrected accordingly. The correction shall apply to both over and under registration.

(2) The customer shall, upon requesting a meter test, advance to the City a charge of twenty-five dollars ($25.00) for meters up to and including three-fourths inch (3/4") in size and at actual cost to the City (including time and materials) for all meters over three-fourths inch (3/4") in size. The advance charge will be refunded only if the meter fails to meet City specifications.

(B) Should a customer determine that the City's investigation of a billing or other water service dispute is not satisfactory, the customer shall file a written objection to the Board of Utility Claims to hear and resolve the billing dispute. Both the customer and the City may be present at the hearing to present details concerning the claim. The Board shall render a decision based on City ordinance and details of the claim.

(Ord. 56-13. Passed 12-5-2013.)

CHAPTER 933. - UTILITY CAPACITY BOARD

Sec. 933.01. - Established.

A Utility Capacity Board is hereby established, consisting of the City Manager (or City Manager appointed designee), the Public Utilities Director, Chair of the Public Safety/Service Committee, Chair of the Finance Committee, and City Council representative as appointed by the President of Council.

Sec. 933.02. - Powers.

The Utility Capacity Board shall be responsible for reviewing and approving or approving with modifications, or disapproving, all proposed Water and Wastewater Capacity Agreements where peak daily usage is in excess of 50,000 gallons per day. The Board shall also create an objective Scoring Matrix to be used for the review of the proposed Water Capacity Agreement(s). The Scoring Matrix shall consider the evaluation and scoring of the following factors to include, but not be limited to: number of jobs created, payroll, location, volume of water usage, and amount of investment and financial impact to the community.

The Utility Capacity Board shall have the authority to reduce capacity fees based on economic development benefits to the community.

Sec. 933.03. - Rules of procedure.

The Clerk of Council shall be responsible for scheduling, by March 1st of each year ,an organizational meeting, at which the Board shall appoint a chair, vice chair, and delegate the responsibility for taking meeting minutes. Any member can call an additional meeting, which for purposes of public notice will be a special meeting, by contacting the Clerk of Council. All action by the Board shall be taken by a majority vote of all the members. This Board shall be considered a public body and all meetings shall comply with Ohio's Open Meetings Act.

City of Marysville Staff Report

To: City Council

Date: September 28, 2026

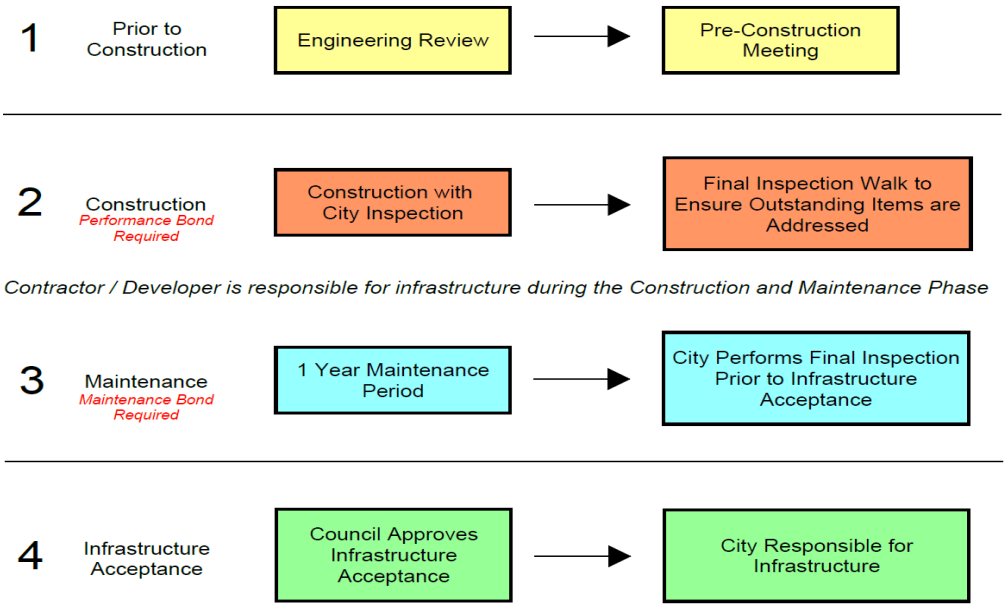
From: Jamie Fink, City Engineer

Legislation: Ordinance 44-26

Title: TO ACCEPT THE DEDICATION OF THE CURRY FARMS, SECTIONS ONE AND TWO, PUBLIC INFRASTRUCTURE

Key Details:

- Municipalities accept public infrastructure such as water lines, sanitary sewers, storm sewers and public roadway built by private developers to ensure that essential community systems are safely integrated, legally managed, and maintained for public use.
- For properties in the County, the City accepts water and/or sewer. For properties located in the City, the City accepts water, sewer, storm sewer and/or roadway. The infrastructure accepted varies by the property and the agreements in place.
- For this Ordinance, located in the County, the City will accept water lines and sanitary sewers.
- A diagram explaining the process can be found below:



Donald Boerger
Steven Wolfe
Kelsey Takitch

ORDINANCE 44-26

TO ACCEPT THE DEDICATION OF THE CURRY FARMS, SECTIONS ONE AND TWO, PUBLIC INFRASTRUCTURE

WHEREAS, the City Administration has reported that the improvements for the water lines, sanitary sewers, and associated appurtenances shown on the final as-built construction plans for the Curry Farms, Sections 1 and 2, public infrastructure, have been satisfactorily completed per City of Marysville specifications, and have been maintained by the developer for a period in excess of one year; and

WHEREAS, the developer has offered for dedication for public use certain land for water lines, sanitary sewers, and associated appurtenances as shown on said final as-built construction plans; and

WHERAS, this information was reviewed by the Public Safety/ Service Committee on September 14, 2026 and was accepted; now, therefore

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

SECTION I. Council accepts and approves the final as-built construction plans for the Curry Farms, Sections 1 and 2, public infrastructure. The Final Plat, Exhibit A, is attached and incorporated into this Dedication Ordinance.

SECTION II. The dedication of the water lines, sanitary sewers and associated appurtenances, all as shown whereon, are accepted and confirmed.

SECTION III. The Clerk of Council is authorized to cause this dedication to be recorded with the Recorder of Union County as provided by law.

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

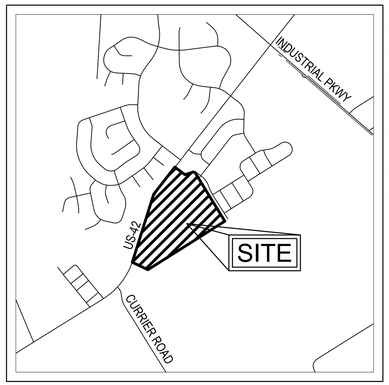
SANITARY SEWER IMPROVEMENT PLAN

CURRY FARM

NOVEMBER 2024

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME

VIRGINIA MILITARY SURVEY #1440



VICINITY MAP
N.T.S.

DEVELOPER:
AMH DEVELOPMENT, LLC
781 BROOKSEDGE PLAZA DRIVE
WESTERVILLE, OH 43081
EMAIL: JAMARTIN@AMH.COM
CONTACT: JAMES MARTIN
PHONE: (704) 634-1703

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN

OWNER:
HAROLD CURRY
7898 HOSKINS RD
RADNOR, OH 43066
PHONE: (740) 833-5261

SURVEY PROVIDED BY:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JEFF MILLER

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

GOVERNING AGENCIES AND UTILITY COMPANIES:

ELECTRIC	ELECTRIC	FIBER OPTIC	GAS	WATER
UNION RURAL ELECTRIC 15461 U.S. HIGHWAY 36 MARYSVILLE, OH 43040 (937) 642-1826	AES 1900 DRYDEN RD. DAYTON, OH 45439 (937) 554-9063	WIDE OPEN WEST 3765 CORPORATE DR. COLUMBUS, OH 43231 (614) 948-4653	COLUMBIA GAS OF OHIO 1600 DUBLIN ROAD COLUMBUS, OH 43215 (614) 481-1057	CITY OF MARYSVILLE 209 SOUTH MAIN ST. MARYSVILLE, OH 43040 (937) 645-7358

PHONE	FIBER OPTIC	FIBER OPTIC	CABLE	LIGHTING & SIGNAL
FRONTIER 19 E. CENTRAL AVE. #1944 DELAWARE, OH 43015 (740) 383-0686	FIBER FARMS 484 EAST MIAMI ST. DEGRAFF, OH 43318 (918) 295-7156	ZAYO FIBER SOLUTIONS 4199 KINDROSS LAKES PKWY. SUITE 10 RICHFIELD, OH 44286 (918) 295-7156	CHARTER SPECTRUM 3760 INTERCHANGE DR. COLUMBUS, OH 43204 (614) 255-6349	ODOT, DISTRICT 6 400 EAST WILLIAM ST. DELAWARE, OH 43015 (740) 815-6015



INDEX MAP
SCALE: 1"=200'

BENCHMARKS (NAVD88):

BM #1:
BENCHMARK ON TELEPHONE POLE, LOCATED APPROXIMATELY 28 FEET WEST OF THE CENTERLINE OF US 42. ALSO BEING LOCATED APPROXIMATELY 353' SOUTH OF DRIVEWAY BELONGING TO RESIDENCE LOCATED AT 9439 US 42.
ELEV=966.97'

BM# 2:
SPIKE IN POWER POLE, LOCATED APPROXIMATELY 30' EAST OF THE CENTERLINE OF US 42. ALSO BEING LOCATED APPROXIMATELY 124' SOUTH EAST OF DRIVEWAY BELONGING TO RESIDENCE LOCATED AT 9439 US 42.
ELEV=962.43'

BM# 3:
BENCHMARK ON ANCHOR POLE, LOCATED APPROXIMATELY 27' WEST OF THE CENTERLINE OF US 42. ALSO BEING LOCATED APPROXIMATELY 567' FEET NORTH OF THE DRIVEWAY BELONGING TO RESIDENCE LOCATED AT 9439 US 42.
ELEV=961.15'

BM# 4:
BENCHMARK ON POWER POLE, LOCATED APPROXIMATELY 30' EAST OF THE CENTERLINE OF US 42. ALSO BEING LOCATED APPROXIMATELY 390' SOUTH EAT OF THE CENTERLINE INTERSECTION OF US 42 AND NEW CALIFORNIA DRIVE.
ELEV=976.04'

NOTES:

1. ENVIRONMENTAL FEATURES SHOWN AS FIELD DETERMINED BY LAWHON AND ASSOCIATES, INC. JUNE/JULY 2021.
2. ALL DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE APPROXIMATE.
3. SANITARY AND WATER SERVICE TO BE PROVIDED BY THE CITY OF MARYSVILLE.
4. REFERENCE SANITARY SEWER IMPROVEMENT PLAN FOR CURRY FARM PREPARED BY CESO, INC.
5. REFERENCE PUBLIC STREET, STORM SEWER, AND WATER IMPROVEMENT PLAN FOR PIONEER CROSSING PHASE 1 & 2 PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.
6. REFERENCE PUBLIC STREET, STORM SEWER, AND WATER IMPROVEMENT PLAN FOR PIONEER CROSSING PHASE 4 & 5 PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.

HORIZONTAL DATUM:

OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011) AS DETERMINED BY OPUS POST PROCESSED STATIC SESSION.

VERTICAL DATUM:

NAVD 88 AS DETERMINED BY OPUS POST PROCESSED STATIC SESSIONS USING GEOID 18 (CONUS)

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. OUPS NOTIFICATION DATE: OCTOBER 26, 2021; TICKET NUMBER B129901993-00B AND OUPS NOTIFICATION DATE: FEBRUARY 1, 2023; TICKET NUMBERS B303200482-00B, B303200473-00B, AND A227903518-01B.

DATE OF FIELD SURVEY: OCTOBER 21, 2021 & FEBRUARY 7, 2023
DATE OF SURVEY MAP: OCTOBER 22, 2021 & FEBRUARY 8, 2023

FLOODPLAIN:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); 39159C0388D, EFFECTIVE DATE (DECEMBER 16, 2008).

STANDARD DRAWINGS	
CITY OF MARYSVILLE	
SAS-01	SAS-08
SAS-02	SAS-09
SAS-03	SAS-11
SAS-04	SAS-12
SAS-05	SAS-13
SAS-06	SAS-14
SAS-07	

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	TRIBUTARY MAP
4-10	PLAN & PROFILE
11	OVERALL LIFT STATION SITE
12	LIFT STATION NOTES
13-15	LIFT STATION DETAILS
16-21	FORCE MAIN PLAN & PROFILE

APPROVED BY:
SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

JONATHAN S. BUCHANAN, P.E.
REGISTERED ENGINEER
OHIO LICENSE NO. E-81752

STATE OF OHIO
JONATHAN S. BUCHANAN
E-81752
REGISTERED
PROFESSIONAL ENGINEER

11/18/2024
DATE

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS FOR UNION COUNTY, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN OUR OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE.

Ohio Utilities Protection Service
Call 811 before you dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO811 UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO811 UTILITIES PROTECTION SERVICE

MARYSVILLE CITY MANAGER — DATE

MARYSVILLE PUBLIC SERVICE DIRECTOR — DATE

MARYSVILLE CITY ENGINEER — DATE

COUNTY ENGINEER, UNION COUNTY — DATE

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

AMH DEVELOPMENT, LLC

CURRY FARM
SANITARY SEWER IMPROVEMENT PLAN
JEROME TOWNSHIP
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

© 2022 CESO, INC.

Project Number:	759171-01
Scale:	1"=200'
Drawn By:	RJL
Checked By:	JSB
Date:	NOVEMBER 2024
Issue:	PERMIT

Drawing Title:
COVER SHEET

W:\PROJECTS\AMH DEVELOPMENT\759171-01 Curry Farms\03-CIVIL\PLAN\FINAL ENGINEERING\759171 - SAN - COVER SHEET.dwg - 11/13/2024 - Riley Lake

STREET, STORM SEWER, AND WATER IMPROVEMENT PLAN

CURRY FARM

OCTOBER 2024

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME

VIRGINIA MILITARY SURVEY #1440

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ELECTRIC
UNION RURAL ELECTRIC
15461 U.S. HIGHWAY 36
MARYSVILLE, OH 43040
(937) 642-1826

PHONE
FRONTIER
19 E. CENTRAL AVE. #1944
DELAWARE, OH 43015
(740) 383-0686

FIBER OPTIC
WIDE OPEN WEST
3765 CORPORATE DR.
COLUMBUS, OH 43231
(614) 948-4653

CABLE
CHARTER SPECTRUM
3760 INTERCHANGE DR.
COLUMBUS, OH 43204
(614) 255-6349

WATER
CITY OF MARYSVILLE
209 SOUTH MAIN ST.
MARYSVILLE, OH 43040
(937) 645-7358

ELECTRIC
AES
1900 DRYDEN RD.
DAYTON, OH 45439
(937) 554-9063

FIBER OPTIC
FIBER FARMS
484 EAST MIAMI ST.
DEGRAFF, OH 43318
(918) 295-7156

FIBER OPTIC
ZAYO FIBER SOLUTIONS
4199 KINDROSS LAKES PKWY.
SUITE 10
RICHFIELD, OH 44286
(918) 295-7156

GAS
COLUMBIA GAS OF OHIO
1600 DUBLIN ROAD
COLUMBUS, OH 43215
(614) 481-1057

LIGHTING & SIGNAL
ODOT, DISTRICT 6
400 EAST WILLIAM ST.
DELAWARE, OH 43015
(740) 815-6015

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N: 175129.94
E: 1759844.54

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N: 175349.17
E: 1759973.26

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N: 176012.11
E: 1760121.98

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N: 176515.33
E: 1760537.47



INDEX MAP
SCALE: 1"=200'



VICINITY MAP
N.T.S.

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STANDARD DRAWINGS					
CITY OF MARYSVILLE				ODOT	UNION COUNTY
STREET	EROSION	WATER	STORM	STORM	ROAD
STR-01	SEC-01	WTR-01	STS-01B	CB-2-2B	DRAWING NO. 4
STR-02	SEC-02	WTR-03	STS-02B	CB-2-3	DRAWING NO. 7
STR-03	SEC-03	WTR-04	STS-03A	CB-3	
STR-07		WTR-05	STS-04	MH-3	
STR-15		WTR-06	STS-05	HW-2.1	
STR-16		WTR-08	STS-06		
STR-17		WTR-09	STS-07		
			STS-08		
			STS-10		
			STS-14		
THE STANDARD DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF.					

VARIANCE TABLE			
NO.	DESIGN SECTION	VARIANCE REQUEST	APPROVAL DATE
1	SECTION 406: ROAD OR STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS	MINIMUM RIGHT-OF-WAY WIDTH OF 50 FEET FOR COLLECTOR STREETS AND LOCAL STREET OR ROADS	11/10/2022

DRAWING INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	TYPICAL SECTION
4	EXISTING CONDITIONS
5-6	OVERALL UTILITY MAP
7-8	GRADING PLAN
9-14	INTERSECTION DETAILS
15	CUL-DE-SAC DETAIL
16	PRIVATE ACCESS DRIVE DETAIL
17-18	AMENITY DETAIL
19-20	US 42 W PLAN & PROFILE
21	HARVESTER STREET PLAN & PROFILE
22-23	PEWAMO LANE PLAN & PROFILE
24-25	SAGEWOOD STREET PLAN & PROFILE
26	TILLAGE WAY PLAN & PROFILE
27	CROP ROW COURT PLAN & PROFILE
28-30	BASIN DETAILS
31-33	STORM PROFILES
34	STORM SEWER STRUCTURE AND PIPE TABLES
35-36	SIGNAGE & STRIPING PLAN
37	WATER DETAILS
38	EROSION & SEDIMENT CONTROL COVER SHEET
39	EROSION & SEDIMENT CONTROL NOTES
40-41	EROSION & SEDIMENT CONTROL DETAILS
42-46	EROSION CONTROL PLAN
47-48	DITCH MAINTENANCE PLAN

DEVELOPER:
AMH DEVELOPMENT, LLC
781 BROOKSEDGE PLAZA DRIVE
WESTERVILLE, OH 43081
EMAIL: JAMARTIN@AMH.COM
CONTACT: JAMES MARTIN
PHONE: (704) 634-1703

OWNER:
HAROLD CURRY
7898 HOSKINS RD
RADNOR, OH 43066
PHONE: (740) 833-5261

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN

SURVEY PROVIDED BY:
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2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JEFF MILLER

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

APPROVED BY:
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MARYSVILLE CITY MANAGER DATE

MARYSVILLE PUBLIC SERVICE DIRECTOR DATE

MARYSVILLE CITY ENGINEER DATE

COUNTY ENGINEER, UNION COUNTY DATE

JONATHAN S. BUCHANAN, P.E. DATE
REGISTERED ENGINEER
OHIO LICENSE NO. E-81752

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WWW.CESOINC.COM
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AMH DEVELOPMENT, LLC

CURRY FARM
STREET, STORM SEWER, AND WATER IMPROVEMENT PLAN
JEROME TOWNSHIP
UNION COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

© 2022 CESO, INC.

Project Number:	759171-01
Scale:	1"=200'
Drawn By:	RJL
Checked By:	JSB
Date:	OCTOBER 2024
Issue:	PERMIT

Drawing Title:
COVER SHEET

W:\PROJECTS\AMH DEVELOPMENT\759171-01 Curry Farms\03-CIVIL\PLAN\FINAL ENGINEERING\759171-COVER SHEET AND TYPICAL SECTION.dwg - 10/7/2024 - Eli Cowan

City of Marysville Staff Report

To: City Council

Date: September 28, 2026

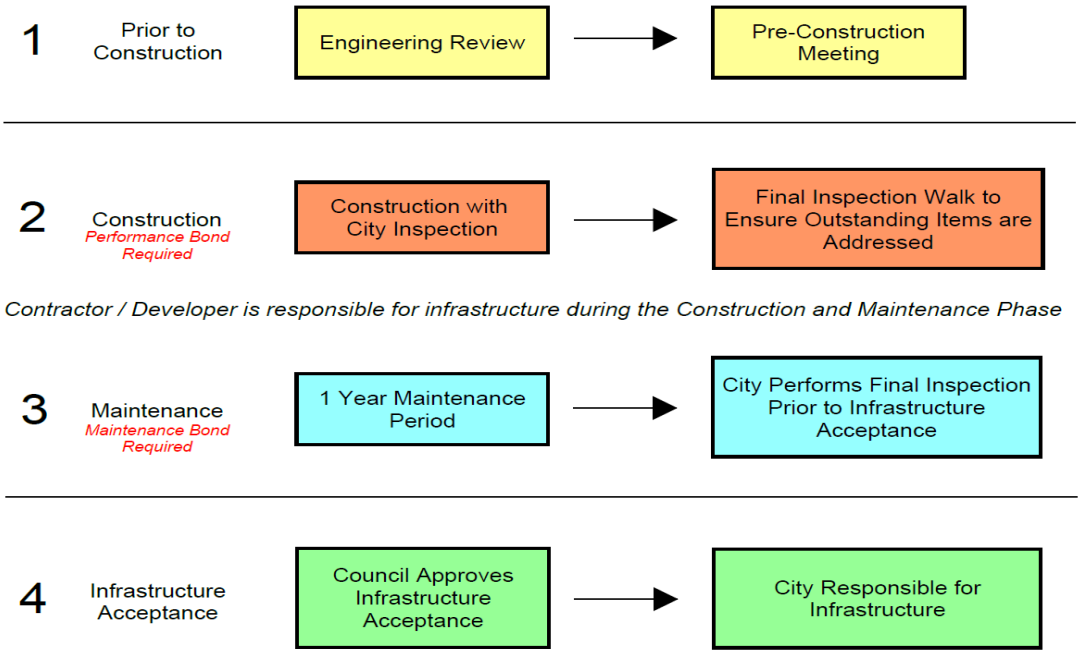
From: Jamie Fink, City Engineer

Legislation: Ordinance 45-26

Title: TO ACCEPT THE DEDICATION OF THE JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD, SECTION EIGHT, PUBLIC INFRASTRUCTURE

Key Details:

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Kelsey Takitch

ORDINANCE 45-26

TO ACCEPT THE DEDICATION OF THE JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD, SECTION EIGHT, PUBLIC INFRASTRUCTURE

WHEREAS, the City Administration has reported that the improvements for the water lines and associated appurtenances shown on the final as-built construction plans for the Jerome Village Eversole Run Neighborhood, Section 8 public infrastructure, have been satisfactorily completed per City of Marysville specifications, and have been maintained by the developer for a period in excess of one year; and

WHEREAS, the developer has offered for dedication for public use certain land for water lines and associated appurtenances as shown on said final as-built construction plans; and

WHERAS, this information was reviewed by the Public Safety/ Service Committee on September 14, 2026 and was accepted; now, therefore

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

SECTION I. Council accepts and approves the final as-built construction plans for the Jerome Village Eversole Run Neighborhood, Section 8, public infrastructure. The Final Plat, Exhibit A, is attached and incorporated into this Dedication Ordinance.

SECTION II. The dedication of the water lines and associated appurtenances, all as shown whereon, are accepted and confirmed.

SECTION III. The Clerk of Council is authorized to cause this dedication to be recorded with the Recorder of Union County as provided by law.

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL

STREET, STORM & WATER IMPROVEMENT PLAN FOR

JEROME VILLAGE
EVERSOLE RUN NEIGHBORHOOD
SECTION 8

VIRGINIA MILITARY SURVEY (VMS) 2990
JEROME TOWNSHIP, UNION COUNTY, OHIO

MARCH, 2024

OWNER/DEVELOPER

JEROME VILLAGE

JEROME VILLAGE COMPANY, LLC
ATTN: GARY NUSS
375 N. FRONT STREET, SUITE 200
COLUMBUS, OH 43215
P: 614-857-2334
F: 614-857-2346
E: NUSSG@NATIONWIDE.COM

SURVEYOR

KORDA
ATTN: DAN QUICK
1650 WATERMARK DR
COLUMBUS, OHIO 43215
P: 614-487-1650
E: DAN.QUICK@KORDA.COM

BENCH MARKS

BASIS OF BEARINGS:
BASIS OF BEARINGS: THE BEARINGS SHOWN UPON THIS PLAT ARE BASED ON THE CENTERLINE OF JEROME ROAD BEING N 11° 15' 03" W AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD 83 (NSRS 2011). THE COORDINATES ARE BASED ON AN ASSUMED SYSTEM. A LOCALIZATION SHALL BE PERFORMED IN ORDER TO USE GPS EQUIPMENT ON THIS PROJECT.

BM#1
IRON PIN CHISELED "X" ON THE SOUTHEASTERLY FLANGE BOLT OF FIRE HYDRANT.
N40°11'15.22", W83°10'31.73"
ELEV=950.20 (NAVD 88)

BM#2
IRON PIN CHISELED "X" ON THE SOUTHWESTERLY FLANGE BOLT OF FIRE HYDRANT.
N40°11'14.95", W83°10'36.70"
ELEV=953.39 (NAVD 88)

BM#3
IRON PIN CHISELED "X" ON THE EASTERLY FLANGE BOLT OF FIRE HYDRANT.
N40°11'11.29", W83°10'46.30"
ELEV=952.70 (NAVD 88)

BM#4
IRON PIN CHISELED "X" ON THE EASTERLY FLANGE BOLT OF FIRE HYDRANT.
N40°10'59.87", W83°10'43.22"
ELEV=948.80 (NAVD 88)

CONTROL POINTS:
CP#1
3/4"X30" IRON PIN SET WITH PROJECT CONTROL CAP
N190500.369, E1780152.578
ELEV=946.380 (NAVD 88)

CP#2
3/4"X30" IRON PIN SET WITH PROJECT CONTROL CAP
N189215.684, E1780267.962
ELEV=945.035 (NAVD 88)

CP#3
3/4"X30" IRON PIN SET WITH PROJECT CONTROL CAP
N188723.916, E1780305.299
ELEV=931.280 (NAVD 88)

CP#4
3/4"X30" IRON PIN SET WITH PROJECT CONTROL CAP
N188631.878, E1778950.512
ELEV=941.500 (NAVD 88)

CP#5
3/4"X30" IRON PIN SET WITH PROJECT CONTROL CAP
N190345.184, E1778646.707
ELEV=961.730 (NAVD 88)

STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION. DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF GREATER INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER UNION COUNTY REGULATIONS.

THE EXISTING LAND USE CONSISTS OF EXISTING FARM GROUND. THE NORTH TRIBUTARY AREA FOR THIS STUDY ACCUMULATE AND DISCHARGE TO EXISTING WET-EXTENDED DETENTION BASIN P-300. DESIGNED WITH VILLAGE NEIGHBORHOOD SECTION 5.

WATER QUALITY
WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED WET-EXTENDED DETENTION BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000006.

FLOODPLAIN

THE DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0385D & #39159C0395D, EFFECTIVE DATE DECEMBER 16, 2008.

OPEN SPACE

OPEN SPACE TO BE OWNED AND MAINTAINED BY JEROME VILLAGE COMMUNITY AUTHORITY. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

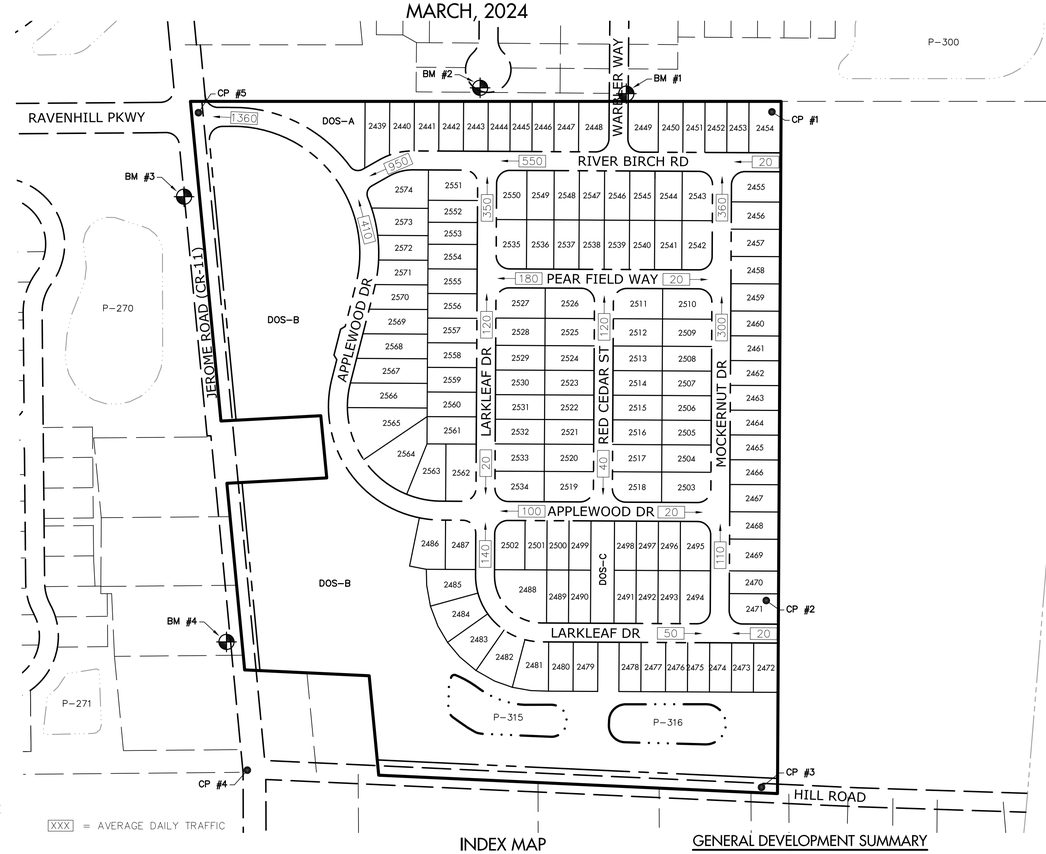
ZONING

THE SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) IN ACCORDANCE WITH THE PROVISIONS OF CASE #PD06-110, AS AMENDED.

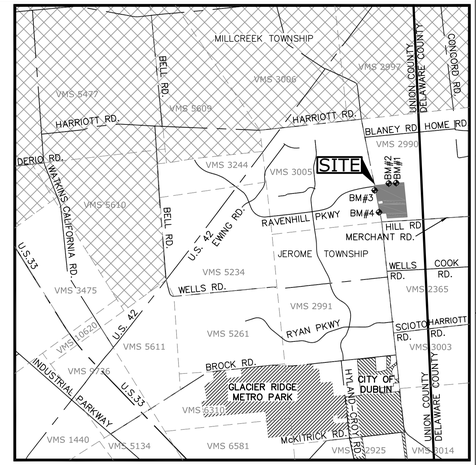
VARIANCE

PREVIOUSLY GRANTED:
VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN JEROME VILLAGE. RESOLUTION #23-442. DATED 11-04-23.

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig



INDEX MAP
SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 4000'

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES & QUANTITIES
3	TYPICAL SECTIONS
4	DETAILS
5-6	WATERLINE DETAILS
7	CORP STOP LOCATIONS
8	EXISTING CONDITIONS PLAN
9-17	STREET PLAN & PROFILE
18	WATERLINE PLAN & PROFILE
19	SIGHT DISTANCE EXHIBIT
20	SIGNAGE & STRIPING PLAN
21-24	ADA CROSSWALK & INTERSECTION DETAILS
25	STORM INDEX MAP
26-37	STORM PLAN & PROFILE
38-41	GRADING PLAN
42-45	PREGRADE PLAN
46-47	DITCH MAINTENANCE EXHIBIT "A"
48	SPPP COVER SHEET
49-50	BASIN P-315 & P-316 DETAIL
51-54	EROSION & SEDIMENT CONTROL PLAN
55-57	STORMWATER POLLUTION PREVENTION NOTES
58-61	STORMWATER POLLUTION PREVENTION DETAILS
62	SEEDING & FENCE PLAN

STANDARD DRAWINGS

THE FOLLOWING STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

ODOT	DCEO
BP-4.1	DCED-S168
BP-7.1	DCED-S169
CB-3A	
CB-3	CITY OF MARYSVILLE
CB-2X2B	WTR-01
CB-2X3	WTR-03
CB-2X4	WTR-05
CB-2X5	WTR-08
MH-3	WTR-09
COC	UNION COUNTY
2319	NO. 9

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)					57.558
OPEN SPACE					17.413
RIGHT-OF-WAY					11.155
EXISTING					1.530
PROPOSED					9.625
LOTS					28.990
NUMBER OF LOTS					136
55' LOT WIDTH					26
60' LOT WIDTH					81
70' LOT WIDTH					27
80' LOT WIDTH					1
90' LOT WIDTH					1
DENSITY (UNITS/ACRE)					
GROSS (# LOTS/TOTAL AREA)					2.363
NET (# LOTS/LOT AREA)					4.678
MINIMUM LOT AREA					
55' LOT WIDTH				7150 SF	
60' LOT WIDTH				7800 SF	
70' LOT WIDTH				9100 SF	
80' LOT WIDTH				10400 SF	
90' LOT WIDTH				11700 SF	
BUILDING SETBACKS (BS)	55'	60'	70'	80'	90'
FRONT YARD SETBACK	20'	20'	20'	20'	20'
REAR YARD SETBACK	20'	20'	20'	20'	20'
SIDE YARD SETBACK	5'	5'	5'	6'	8'

DOS = DEDICATED OPEN SPACE

ENGINEER'S STATEMENT:

THIS IS TO CERTIFY THAT SOUND ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS, AS DELINEATED IN THE UNION COUNTY "TECHNICAL DESIGN STANDARDS" AND "SUBDIVISION REGULATIONS" AND THE CITY OF MARYSVILLE "WATER DIVISION SPECIFICATIONS" HAVE BEEN MET. ADDITIONALLY, THE DESIGN INCLUDES STANDARDS GREATER THAN THE MINIMUM WHERE, IN MY OPINION, THEY ARE NECESSARY FOR PROTECTION OF THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. ANY VARIANCE UTILIZED HAS BEEN LISTED ON THESE PLANS AND HAVE BEEN APPROVED BY UNION COUNTY AND THE CITY OF MARYSVILLE.

REGISTERED PROFESSIONAL ENGINEER NO. DATE

APPROVALS:

THE UNION COUNTY SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

UNION COUNTY ENGINEER DATE

CITY OF MARYSVILLE APPROVAL:

THE CITY OF MARYSVILLE SIGNATURES ON THIS PLAN (BELOW) SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROPOSED IMPROVEMENTS. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

CITY OF MARYSVILLE, CITY ENGINEER DATE

CITY OF MARYSVILLE, PUBLIC SERVICE DIRECTOR DATE

CITY OF MARYSVILLE, CITY MANAGER DATE

GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

REVISION

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
EVERSOLE RUN NEIGHBORHOOD SECTION 8
COVER SHEET

DRAWING SET STATUS:
- ☐ PRELIMINARY ENGINEERING SET
- ■ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 22-047
DATE: MARCH, 2024
SCALE: HORIZONTAL: 1" = 200' VERTICAL: N/A
SHEET NO.: 1/62

T:\22\22047 JEROME\Engineering\Sheet Files\22047COV.dwg by jpilliner on 3/20/2024 8:07:30.80 pm - © Terrain Evolution, Inc.

City of Marysville Staff Report

To: City Council

Date: September 28, 2026

From: Ashley Gaver, Planning and Development Manager

Legislation: Ordinance 46-26

Title: TO AUTHORIZE A SUPPLEMENTAL APPROPRIATION FOR ADDITIONAL SCOPE OF SERVICES WITH PLANNING NEXT FOR THE 2040 COMPREHENSIVE PLAN

Key Details:

The City has engaged with Planning Next to develop the **2040 Comprehensive Plan**, which is a planning document to provide greater predictability and clarity for City staff, elected and appointed officials, and residents to guide future development decisions and plan for utilities and amenities to support such development.

The 2040 Comprehensive Plan process launched in spring 2026. Since that time, additional engagement, analysis and scope items have been requested of the consultant, including:

- More detailed analysis of several key topics, including housing growth and options, job growth and fiscal health.
- A financial model developed to allow analysis per land use, density and location options.
- Additional public engagement and stakeholder interviews and reviews. This is imperative to ensure the broader community is represented and has an opportunity to be a part of the solution for future growth, development and changes. This will build upon the engagement that was conducted through the Community Vision process - further refining and analyzing the ideas from the Vision to ensure they are implementable and reflected in future land use policies.
- Continued services in 2027 will be budgeted.

With that, the additional items listed above will require an additional $132,000, pending Council approval with this Ordinance. If passed, the 2026 Operating Budget will be amended accordingly.

Kimberly Sharp

ORDINANCE 46-26

TO AUTHORIZE A SUPPLEMENTAL APPROPRIATION FOR ADDITIONAL SCOPE OF SERVICES WITH PLANNING NEXT FOR THE 2040 COMPREHENSIVE PLAN

WHEREAS, the City Administration requests to increase scope of services for the 2040 Comprehensive Plan; and

WHEREAS, the Capital Improvement Fund in the 2026 Budget needs to be increased in order to fund the additional services; now, therefore

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

SECTION I. That the appropriations in the Capital Improvement Fund be increased, as follows:

Account	Description	Amount
439400-557001-COU	Capital Improvement	$132,000

SECTION II. That the appropriations in the General Fund be increased, as follows:

Account	Description	Amount
100190-564017	Transfer Out	$132,000

SECTION III. That the estimated receipts in the Capital Improvement Fund be increased, as follows:

Account	Description	Amount
439400-460434	Transfer In	$132,000

SECTION IV. That the 2026 Annual Operating Budget of the City of Marysville be amended as identified above.

1st Reading _____

2nd Reading _____

3rd Reading _____

Passed: _____

_____
PRESIDENT OF COUNCIL

APPROVED AS TO FORM:

_____
LAW DIRECTOR

ATTEST:

_____
CLERK OF COUNCIL