Planning Commission

Meeting Date
10/06/2026

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Response Submission Packet
Date: 09/29/2026

Table of Contents

LEGAL NOTICE

AGENDA

MEETING MINUTES

Meeting: 09/01/2026

NEW BUSINESS

Application 1: Sketch Plan - Harvest Ridge

Application 2: Zoning Amendment Chapter 1121 and Appendix Glossary of Terms

Application 3: Zoning Amendment Chapter 1107 Design Standards

LEGAL NOTICE

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

NEW BUSINESS:

1. To hear an application for a Sketch Plan for a +/- 121.87 acres subdivision known as Harvest Ridge, located at Parcel Numbers 2800030260000 and 2800030240000.
2. To hear an application for Zoning Amendments to Chapter 1121 and Appendix Glossary of Terms.
3. To hear an application for Zoning Amendments to Chapter 1107 Design Standards.

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

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

PLANNING COMMISSION BOARD AGENDA
Tuesday, October 6, 2026, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

Cody Hatten

APPROVAL OF MINUTES:

September 1, 2026 Regular Meeting Minutes

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

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

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Sketch Plan for a +/- 121.87 acres subdivision known as Harvest Ridge, located at Parcel Numbers 2800030260000 and 2800030240000.

2. To hear an application for Zoning Amendments to Chapter 1121 and Appendix Glossary of Terms.
3. To hear an application for Zoning Amendments to Chapter 1107 Design Standards.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

Cody Hatten

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission
09/01/2026

PLANNING COMMISSION MEETING MINUTES
September 1, 2026, 2026 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch by clicking here

The meeting was called to order by Chairman Nickoson at 6:31 p.m.

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

CITY ADMINISTRATION PRESENT: *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: Jon Buchanan, Joseph Lamparyk and Kathy Young.

APPROVAL OF MINUTES: Commissioner Stillion moved to approve the August 4, 2026 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

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

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: Planning Officer Beard requested to add an agenda item regarding a Zoning Code amendment.

Chairman Nickoson moved to add the following to the agenda: *To hear an application for a Zoning Code Amendment to the Zoning Code - Appendix Glossary of Terms, Section 1121.18 Uptown Commercial District (UC), and Section 1121.21 Uptown Transitional (UT),* and the question put, stood:

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

Vote 6-0; Motion carried.

NEW BUSINESS:
Due to the late arrival of an applicant, and the addition of an agenda item as approved under the Report of Administration, the order of items discussed varied from how it was initially presented on the agenda. The Commission conducted a voice vote that was unanimously approved regarding the adjustment.

1. **To hear an application for Final Plat for Amrine Meadows Section 2, Part B3 located along State Route 31 and Amrine Woods Road and Zoned as Suburban Residential District:** The applicant reviewed the Final Plat as it was provided in the meeting packet.

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

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

   Vote 6-0; Motion carried.

   Next Step*: The applicant shall submit Mylars for City Staff to review and sign.*

2. **To hear an application for Final Plat for Skybrook Section 3, Part 2 located along State Route 36 and Phillip Herre Road and zoned as Suburban Residential District (SRD):** John Buchanan with CESO, the engineering consultant for the project, reviewed the application as it was provided in the meeting packet.

   Commissioner Comments: Commissioner Nickoson said that in hindsight, although the project is already approved, he wishes we wouldn't have approved so many cul-de-sacs from a walkability perspective.

   Commissioner Hatten moved to approve the Final Plat, and the question put, stood:

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

   Vote 6-0; Motion carried.

   Next Step: The applicant shall submit Mylars for City Staff to review and sign.

3. **To hear an application for Final Plat for Skybrook Section 4, Part 1 located along State Route 36 and Phillip Herre Road and zoned as Suburban Residential District (SRD).** John Buchanan with CESO, the engineering consultant for the project, reviewed the application as it was provided in the meeting packet.

   Commissioner Stillion moved to approve the Final Plat, and the question put, stood:

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

   Vote 6-0; Motion carried.

   Next Step: The applicant shall submit Mylars for City Staff to review and sign.

4. ~~**To hear an Application for a Sketch Plan for a +/- 6.43 acres subdivision known as Golf Village at Timberview, located at Parcel Numbers 2900190321000, 2900190322000, 2900190322010, 2900190322030, 2900190324000, 2900190325000, 2900190326000.**~~ The applicant requested to have the application withdrawn prior to the meeting.

5. **To hear an application for a Zoning Code Amendment to the Zoning Code - Appendix Glossary of Terms, Section 1121.18 Uptown Commercial District (UC), and Section 1121.21 Uptown Transitional (UT):** Planning Officer Beard provided a presentation as shown in Exhibit A.

   Commissioner Comments: Commissioner Stillion asked what prompted the amendments. Planning Officer Beard said we had an applicant for this type of use and realized we didn't have a definition that meets the request. We conducted research of other municipalities to come up with the recommended definition. Commissioner Muchiri asked if there was consideration of sizing minimums or maximums. Planning Officer Beard said in our research, some municipalities differentiate between this. However, in our situation, we don't control the occupancy since that falls under the County Building Department, so we do not recommend sizing requirements with this definition. Additionally, Commissioner Muchiri asked about parking requirements. Planning Officer Beard said that applicants would have to meet the parking requirements set forth for the various zoning districts. Chairman Nickoson asked what the Elks is considered. Planning Officer Beard said the Elks is defined as a Club. Commissioner Stillion asked if this definition will be used to deny the applicant. Planning Officer Beard said no, it will not. We want to add this definition to allow more uses and ensure we have them properly defined.

   Commissioner Fisher moved to approve the Zoning Code amendment and the question put, stood:

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

   Vote 6-0; Motion carried.

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

DISCUSSION ITEMS: Chairman Nickoson asked about next steps for the applicant that withdrew regarding the Golf Village at Timberview. Planning Officer Beard said he isn't sure, we provided Staff Comments to the applicant, but they were unable to respond in time and asked to withdraw their application.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said that during the September 9th Design Review Board Meeting, an ADU that was heard by Planning Commission in August was approved. No neighbors attended the meeting to express disapproval. A new home was approved and parts of the application for the Kemba Financial Credit Union were approved, while others were tabled.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Fisher said he is looking forward to Festifair. Additionally, he said that community meetings for the City's next Comprehensive Plan will be coming up. Chairman Nickoson said he is also looking forward to Festifair, it is one of his favorite weekends of the year.

ADJOURN: There being no further business to bring before the Commission, Commissioner Muchiri moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 6:56 p.m.

NEW BUSINESS

Application 1

Sketch Plan - Harvest Ridge

October 6, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Sketch Plan – Harvest Ridge

SKETCH PLAN

To hear an Application for a Sketch Plan for a +/- 121.87 acres planned unit development known as Harvest Ridge, located at Parcel Numbers 2800030260000 and 2800030240000.

Applicant: Drees Homes
100 W Old Wilson Bridge Rd. Suite 202
Worthington, OH 43085

Owner: Hillview Farms Inc.
19819 State Rte 31
Marysville, OH 43040

PROJECT HISTORY

The applicant is proposing a mix of single-family detached, single-family attached and commercial uses as part of a planned unit development. The project will be known as Harvest Ridge. The parcels will go through the annexation process as part of this development.

LOCATION

The property is located at Parcels 2800030260000 and 2800030240000. The property is currently zoned as Farm/Residential (U-1) located in Paris Township.

Surrounding property zoning districts include:
North: Farm/Residential (U-1)
South: Single Family Residential (SRD)
East: State Rte 31 and Farm/Residential (U-1)
West: Farm/Residential (U-1)

AERIAL



ENGINEERING STAFF ANALYSIS

1. Roadway
    a. Prior to action by City Council, an approved Traffic Impact Study (TIS) from the City of Maryville and Union County will be required. Prior to commencing the TIS, the preparer shall schedule a meeting with the City of Marysville and Union County in order to establish the TIS Memorandum of Understanding (MOU).
    b. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
        i. SR-31 and the main access road into the development.
    c. Right-of-way dedication along SR-31 (80' total right-of-way width, 40' off road centerline) and a utility easement (20' total easement width) flanking the proposed right-of-way will be required. Coordination of the right-of-way dedication

can occur during the final engineering review process.

d. Final road cross sections and right-of-way widths will be determined during the PUD Development Plan application

2. Utilities
    a. Prior to action by City Council, a City of Marysville approved Wastewater Study will be required. This study shall evaluate the existing sanitary sewer capacity / depths and the proposed wastewater tributary area to determine if the development can be served via gravity sewer or if a more regional pump station will be necessary.
    b. Any required utility extensions, upgrades, etc. will be the responsibility of the developer.
    c. The final utility design and alignment will be coordinated with City staff as the engineering plans are developed, however, the following items shall be noted and studied prior to the final engineering design phase:
        i. A preliminary drainage study shall be performed to ensure that the proposed detention ponds are designed for sufficient capacity for the proposed planned unit development.
        ii. Per City Code, utility extensions (water and wastewater) will be required for the adjacent properties.
3. Connectivity
    a. This community has the opportunity to be an excellent walkable community with potential paths within the wooded areas and the potential for an extension of the Jim Simmons Memorial Trail.
    b. Engineering staff recommends including five (5) foot wide sidewalks on both sides of every street to enhance the walkability of this development. Please work with City staff prior to the Development Plan application regarding this request.
    c. Please provide walking trails (10' wide minimum shared-use path per COM STD DWG STR-03) throughout the wooded areas, around each detention basin, and in the open meadow on the western edge. Extend the trail to the southwest for a connection to the Jim Simmons Memorial trail
        i. Please coordinate with City Staff on the actual location of the trail connection as well as the potential of acquiring shared access easements to install and maintain the trail.
        ii. Please ensure that all residents within the development will have the ability to walk to the Jim Simmons Memorial Trail connection.
    d. The applicant shall extend the ten (10) foot wide shared-use path along SR-31 across their entire frontage and end at the northern property
    e. The applicant shall work with City Staff on a potential future path connection to

the property to the north near Mill Creek

4. Coordinate with the City of Marysville Fire Division to determine if the all access requirements are met.
5. All required Ohio EPA Permits (i.e. NOI and PTI) must be obtained prior to the commencement of construction.

PLANNING & ZONING STAFF ANALYSIS

A. Relationship to the Comprehensive Plan:

In June 2018, the City of Marysville approved an Updated Comprehensive Plan with its focus being on land use and population growth. The Comprehensive Plan should be used by the Commission as a guide in determining if the proposed zoning request meets the goals of the Plan and if it is suitable for the subject and adjacent properties.

The future land use map within the comprehensive plan locates the subject properties in one zoning district. The district that incorporate these properties are Suburban Residential.

On Page 54 of the Comprehensive Plan it states, "Future development in Suburban Residential Districts should promote walkable environments and neighborhoods. This starts with the street network, which should have sidewalks, street trees, and short block lengths to promote walkability. Furthermore, each home should be at most a half-mile from a park or significant open space, to provide residents the opportunity to walk to recreational activities. Integrating institutional uses, such as schools and day-care centers, are complementary, and encouraged in residential districts." Suggested uses in the Comprehensive plan for the Suburban Residential District include Single family detached homes, Duplex homes and Schools.

B. Relationship to the Vision Plan

In February 2026, City Council adopted the Community Vision Plan with its focus being on a design framework for the future. Marysville aspires to be a vibrant, welcoming community that honors its heritage while shaping a future of thoughtful, well-planned growth. Marysville has the opportunity to chart a new course that strengthens its identity, enhances everyday experience, and positions the city as a model for thoughtful growth. This transformation begins with a shared understanding of quality of place, defined by vibrant and walkable neighborhoods, welcoming streets and parks, buildings that inspire pride, and public spaces that connect people to one another, history, and to the city's natural assets. The Vision Plan should be used by the Commission as a guide in determining if the proposed plan meets the goals and aspirations of the Vision Plan put into action.

Public Engagement Common Themes

As part of the Vision Plan process, there were three common themes that were consistent during the public engagement:

- Small Town Feel
    - A welcoming, pedestrian-friendly environment where streets are human-scaled, neighbors know each other, local businesses thrive, and community life is active and connected
- Vibrant Community
    - A lively, inclusive, and engaging place with active public spaces, diverse people, local businesses, cultural events, and strong social connections that foster a sense of belonging
- Walkable Mixed-Use
    - Combines residential, retail, and office spaces within close proximity, promoting pedestrian activity, reducing car dependence, and creating lively, connected, and convenient neighborhoods.

Emerging Ideas

Through community engagement, the Vision Plan outlines twelve topics of discussion coming up the most often. The emerging topics represent bold statements of priority on the future potential for the city to improve the quality of the environment as a place with a strong identity. The most relevant topics for the proposed development are outlined below, along with recommendations to align the sketch plan with the Vision Plan:

1. Prioritize gateways into the city
    - *The applicant has an opportunity to provide a substantial gateway into the City with landscaping and providing an enhanced entrance to the development.*

2. Enhance the "Small Town Feel"
    - A welcoming, pedestrian friendly environment where streets are human-scaled, neighbors know each other, and community life is active and connected.
      The applicant has an opportunity to cultivate a development with a small-town feel that prioritizes social cohesion and active daily life.

3. Establish the Mill Creek corridor as an asset
    - Mill Creek is a valuable greenway corridor with potential to connect neighborhoods, provide recreation, and serve as a natural education center by integration with new village mixed-use development opportunities. The greenway should be valuable frontage for new developments with access to nature, providing enhanced community amenities and regionally connected walking and cycling trails.

The applicant has the opportunity to provide open space near Mill Creek to use it as a valuable space.

4. Create unique and destination parks
    - Creative designs of parks to attract both residents and visitors from the region and visitors from the region making these destinational spaces that attract a wider range of people.
      The applicant has the opportunity to provide some unique park spaces along Mill Creek and utilize the existing trees to provide a destination park to the Community such as a mountain bike trail and other interactive spaces within the mill creek area.

5. Establish a health city-wide tree canopy
    - Marysville was historically known as the "Shaded City" boasting one of the largest city-wide tree canopies in Ohio until the mid-1970's winter storms. Today, its tree canopy remains low as compared to other central Ohio communities, and while recent efforts have been made, further action is needed including a city-wide tree ordinance to protect mature canopies and woodlots during new construction.
      The site offers existing mature trees that could be preserved and integrated into the neighborhood design and utilized as an amenity in the common open space and provide some activity space.

6. Promote creative village mixed-use developments
    - New developments should shift toward more walkable, connected, and community-centered models with less car dependency to provide a village mixed use feel.
      The applicant has the ability to help provide a village mixed use development with ensuring ease of access to the commercial uses by other modes of transportation than car and to incorporate a sense of community throughout the development.

7. Create a city-wide mobility network
    - A connected citywide mobility network is essential for ensuring all residents can easily access Uptown Marysville, key community assets, schools, parks, jobs, and daily destinations through safe, convenient, and multimodal transportation options.

C. Site Plan

Total Acres: 121.87
Subarea A - Commercial Acres: +/- 15.29

Subarea B - Residential Acres: +/- 106.58

- Number of Dwelling Units: 241

- Townhomes" 41 units
  - Duplexes: 32 units
  - 65' Lots: 84 units
  - 70' Lots: 49 units
  - 80' Lots: 35 units
- Density: 241Units/106.58 Acres = 2.26 du/acre
- Residential Setbacks:
  - Single Family Detached Front: 25 feet
  - Single Family Detached Rear: 25 feet
  - Single Family Detached Side: 7.5 feet

The applicant shall provide proposed setbacks for the townhomes and duplexes.

The applicant shall consider making the duplexes rear loaded along with rear-loading all of the townhomes.

The applicant shall work on adjusting the site plan to be more inline with the perspective rendering with the design of the pond and orientation of commercial buildings.

The applicant is showing a multi-use path along State Route 31 and throughout the development.

The applicant shall provide sidewalks throughout the development.

The applicant shall explore opportunities to provide a multi-use path throughout the development along one side of the roadways or provide certain areas with a path to provide connectivity to commercial, open space and residential.

The applicant shall explore extending the multi-use path south to connect into the path along State Route 31 by Mill Valley North.

The applicant has provided a conceptual land plan that shows the lot variability.

D. Landscape

The applicant shall utilize the perspective renderings to show the possible landscaping for the entrance to the development and the design of landscaping around the retention ponds.

The applicant shall follow Section 1125.04(b)(4) - Major Tree Preservation for any tree removal.

E. Open Space

The applicant has provided an open space plan on Exhibit E showing 28.21 Acres of open space without including the ponds.

Staff recommends that the applicant explore the possibility of moving the central retention pond in the residential portion to the west and provide a more unique pond shape than a peanut shape. The applicant may adjust the number to lots on the west side to provide a larger opening for visual of the open space similar to the east side. This will provide for a larger green space for residents to use for enjoyment.

The applicant shall provide some character images of the proposed programming of the open space locations.

The applicant shall confirm if there will be a specific type of fencing that will be permitted on the rear of the lots adjacent to the open space areas. Staff recommends that the applicant work with Engineering to determine if any easements can be strictly in the Open Space to allow residents to utilize their full back yards to place fencing.

ADDITIONAL ITEMS

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

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

STAFF COMMENTS

Staff has reviewed the application and has the following comments:

1. All engineering comments on the staff report shall be met.
2. The applicant has an opportunity to provide a substantial gateway into the City with landscaping and providing an enhanced entrance to the development.
3. The applicant has an opportunity to cultivate a development with a small-town feel that prioritizes social cohesion and active daily life.
4. The applicant has the opportunity to provide open space near Mill Creek to use it as a valuable space.
5. The applicant has the opportunity to provide some unique park spaces along Mill Creek and utilize the existing trees to provide a destination park to the Community such as a mountain bike trail and other interactive spaces within the mill creek area.
6. The site offers existing mature trees that could be preserved and integrated into the neighborhood design and utilized as an amenity in the common open space and provide some activity space.
7. The applicant has the ability to help provide a village mixed use development with ensuring ease of access to the commercial uses by other modes of transportation than car and to incorporate a sense of community throughout the development.
8. The applicant shall provide proposed setbacks for the townhomes and duplexes.
9. The applicant shall consider making the duplexes rear loaded along with rear-loading all of the townhomes.
10. The applicant shall work on adjusting the site plan to be more inline with the perspective rendering with the design of the pond and orientation of commercial buildings.

11. The applicant shall provide sidewalks throughout the development.
12. The applicant shall explore opportunities to provide a multi-use path throughout the development along one side of the roadways or provide certain areas with a path to provide connectivity to commercial, open space and residential.
13. The applicant shall explore extending the multi-use path south to connect into the path along State Route 31 by Mill Valley North.
14. The applicant shall utilize the perspective renderings to show the possible landscaping for the entrance to the development and the design of landscaping around the retention ponds.
15. The applicant shall follow Section 1125.04(b)(4) - Major Tree Preservation for any tree removal.
16. Staff recommends that the applicant explore the possibility of moving the central retention pond in the residential portion to the west and provide a more unique pond shape than a peanut shape. The applicant may adjust the number to lots on the west side to provide a larger opening for visual of the open space similar to the east side. This will provide for a larger green space for residents to use for enjoyment.
17. The applicant shall provide some character images of the proposed programming of the open space locations.
18. The applicant shall confirm if there will be a specific type of fencing that will be permitted on the rear of the lots adjacent to the open space areas. Staff recommends that the applicant work with Engineering to determine if any easements can be strictly in the Open Space to allow residents to utilize their full back yards to place fencing.

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

Design Comments:

- Pathways
    - What is a natural pathway? Can additional ADA accessible path be incorporated in the open meadow.?
    - Are sidewalks not included down every street? Only 5' sidewalks are shown near the townhomes east
    - Pathway around the large retention pond in the open meadow
    - Have sidewalk pathways connect within commercial areas
    - Can the shared use pathway reach all the way to Mill Valley? Currently, it appears that it would be cut off by the southern retention pond.
    - There is an image on the last page showing homes in a cottage-court-esq

style but this does not reflect in the plans

- Retention Ponds (commercial area)
    - Move them away from the road - can they go underground?
    - Are there pathways around them or only to the side of them? (Except the middle one)
- Commercial area
    - On the northern portion, is there going to be a plan for connecting the “For Sale” parcel to the proposed building? Currently, the parking lot is cut off and does not appear like it has a connection.
    - On the northern portion, is there a way to adjust more of the parking to be behind the building?
- Open Space
    - Can a different type of green space be added? Playground? Sledding Hill? Pedal track? Community orchard? Right now, it appears to just be open green areas
    - Better layout of trees - group trees together beyond just one or two random trees near each other - put denser groups together. Keep trees nearby the paths
    - Shape of the ponds - more natural shapes- big one on the west looks funny
    - Is there any way the lots that are at the end of the central green space (145 + 146) could be relocated or removed? Allow larger space to connect to the open meadow.

G2 PLANNING + DESIGN
planning • urban design • landscape architecture

Creating
Successful and
Sustainable Places

September 25, 2026

Mr. Jeff Beard
Planner
City of Marysville
209 S. Main Street
Marysville, Ohio 43040

Subject: Sketch Plan Comments – Harvest Ridge

Dear Jeff:

We wanted to thank you, and the various city departments, for providing the thoughtful review of our Sketch Plan application. We greatly appreciate all of the help and guidance that the staff has provided to date. We are grateful that the Sketch Plan process allows potential owners and developers to gain valuable feedback from staff and city leaders on big picture items prior to undergoing the expense required to file a fully detailed Development Plan & Rezoning application. Although many of the details identified in the staff report have not yet been thought out, it is our intention to work with staff and the city to resolve any unanswered questions as the project moves forward.

Attached you will find your original staff report with some responses from our team to many of the comments (shown in red) in the body of the report. We converted the staff report PDF into an editable document so that we could respond in-kind to each comment, so please forgive any formatting changes arising from the conversion.

We look forward to discussing the project at our upcoming meetings with Council and Planning Commission. Please feel free to reach out to our team with any questions or additional thoughts you may have as we gear up for our upcoming Sketch Plan hearings.

Sincerely,

Gary B. Smith, RLA|CLARB
Owner, G2 Planning & Design, LLC

October 6, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Sketch Plan - Harvest Ridge

SKETCH PLAN

To hear an Application for a Sketch Plan for a +/- 121.87 acres planned unit development known as Harvest Ridge, located at Parcel Numbers 2800030260000 and 2800030240000.

Applicant: Drees Homes
100 W Old Wilson Bridge Rd. Suite 202
Worthington, OH 43085

Owner: Hillview Farms Inc.
19819 State Rte 31
Marysville, OH 43040

PROJECT HISTORY

The applicant is proposing a mix of single-family detached, single-family attached and commercial uses as part of a planned unit development. The project will be known as Harvest Ridge. The parcels will go through the annexation process as part of this development.

LOCATION

The property is located at Parcels 2800030260000 and 2800030240000. The property is currently zoned as Farm/Residential (U-1) located in Paris Township.

Surrounding property zoning districts include:
North: Farm/Residential (U-1)
South: Single Family Residential (SRD)
East: State Rte 31 and Farm/Residential (U-1)
West: Farm/Residential (U-1)

AERIAL



ENGINEERING STAFF ANALYSIS

1. Roadway
    a. Prior to action by City Council, an approved Traffic Impact Study (TIS) from the City of Maryville and Union County will be required. Prior to commencing the TIS, the preparer shall schedule a meeting with the City of Marysville and Union County in order to establish the TIS Memorandum of Understanding (MOU).
    b. Intersection sight distance exhibits/drawings shall be provided during the engineering approval process for the following intersections:
        i. SR-31 and the main access road into the development.
    c. Right-of-way dedication along SR-31 (80' total right-of-way width, 40' off road centerline) and a utility easement (20' total easement width) flanking the proposed right-of-way will be required. Coordination of the right-of-way dedication

can occur during the final engineering review process.

d. Final road cross sections and right-of-way widths will be determined during the PUD Development Plan application

✓ *The applicant has reviewed the comments, and agrees to work with the appropriate city departments to resolve these comments to the City's satisfaction as the project moves forward into the Development Plan phase.*

2. Utilities
   a. Prior to action by City Council, a City of Marysville approved Wastewater Study will be required. This study shall evaluate the existing sanitary sewer capacity/ depths and the proposed wastewater tributary area to determine if the development can be served via gravity sewer or if a more regional pump station will be necessary.
   b. Any required utility extensions, upgrades, etc. will be the responsibility of the developer.
   c. The final utility design and alignment will be coordinated with City staff as the engineering plans are developed, however, the following items shall be noted and studied prior to the final engineering design phase:
      i. A preliminary drainage study shall be performed to ensure that the proposed detention ponds are designed for sufficient capacity for the proposed planned unit development.
      ii. Per City Code, utility extensions (water and wastewater) will be required for the adjacent properties.

✓ *The applicant has reviewed the comments, and agrees to work with the appropriate city departments to resolve these comments to the City's satisfaction as the project moves forward into the Development Plan application.*

3. Connectivity
   a. This community has the opportunity to be an excellent walkable community with potential paths within the wooded areas and the potential for an extension of the Jim Simmons Memorial Trail.
   b. Engineering staff recommends including five (5) foot wide sidewalks on both sides of every street to enhance the walkability of this development. Please work with City staff prior to the Development Plan application regarding this request.

✓ *Although not shown in detail on the Sketch Plan submittal, the applicant fully intends to meet the city's requirements for 5' sidewalks on both sides of the street along with the desired 9' tree lawn.*

   c. Please provide walking trails (10' wide minimum shared-use path per COM STD DWG STR-03) throughout the wooded areas, around each detention basin, and in the open meadow on the western edge. Extend the trail to the southwest for a

connection to the Jim Simmons Memorial trail

i. Please coordinate with City Staff on the actual location of the trail connection as well as the potential of acquiring shared access easements to install and maintain the trail.

ii. Please ensure that all residents within the development will have the ability to walk to the Jim Simmons Memorial Trail connection.

The applicant will work with the city to extend a trail connection to the Jim Simmons Memorial trail currently located on city owned property to the southwest, and to establish easements required for the installation and maintenance of the trail. The applicant will work on a more developed trail network as the project moves forward into the Development Plan application.

d. The applicant shall extend the ten (10) foot wide shared-use path along SR-31 across their entire frontage and end at the northern property. *Shall Comply*

e. The applicant shall work with City Staff on a potential future path connection to the property to the north near Mill Creek. *Shall Comply*

4. Coordinate with the City of Marysville Fire Division to determine if the all access requirements are met. *Shall Comply*

5. All required Ohio EPA Permits (i.e. NOi and PTI) must be obtained prior to the commencement of construction. *Shall Comply*

PLANNING & ZONING STAFF ANALYSIS

A. Relationship to the Comprehensive Plan:

In June 2018, the City of Marysville approved an Updated Comprehensive Plan with its focus being on land use and population growth. The Comprehensive Plan should be used by the Commission as a guide in determining if the proposed zoning request meets the goals of the Plan and if it is suitable for the subject and adjacent properties.

The future land use map within the comprehensive plan locates the subject properties in one zoning district. The district that incorporate these properties are Suburban Residential.

On Page 54 of the Comprehensive Plan it states, "Future development in Suburban Residential Districts should promote walkable environments and neighborhoods. This starts with the street network, which should have sidewalks, street trees, and short block lengths to promote walkability. Furthermore, each home should be at most a half-mile from a park or significant open space, to provide residents the opportunity to walk to recreational activities. Integrating institutional uses, such as schools and day-care centers, are complementary, and encouraged in residential districts." Suggested uses in the Comprehensive plan for the Suburban Residential District include Single family detached homes, Duplex homes and Schools.

B. Relationship to the Vision Plan

In February 2026, City Council adopted the Community Vision Plan with its focus being on a design framework for the future. Marysville aspires to be a vibrant, welcoming community that honors its heritage while shaping a future of thoughtful, well-planned growth. Marysville has the opportunity to chart a new course that strengthens its identity, enhances everyday experience, and positions the city as a model for thoughtful growth. This transformation begins with a shared understanding of quality of place, defined by vibrant and walkable neighborhoods, welcoming streets and parks, buildings that inspire pride, and public spaces that connect people to one another, history, and to the city's natural assets. The Vision Plan should be used by the Commission as a guide in determining if the proposed plan meets the goals and aspirations of the Vision Plan put into action.

Public Engagement Common Themes

As part of the Vision Plan process, there were three common themes that were consistent during the public engagement:

- Small Town Feel
  - A welcoming, pedestrian-friendly environment where streets are human-scaled, neighbors know each other, local businesses thrive, and community life is active and connected
- Vibrant Community
  - A lively, inclusive, and engaging place with active public spaces, diverse people, local businesses, cultural events, and strong social connections that foster a sense of belonging
- Walkable Mixed-Use
  - Combines residential, retail, and office spaces within close proximity, promoting pedestrian activity, reducing car dependence, and creating lively, connected, and convenient neighborhoods.

Emerging Ideas

Through community engagement, the Vision Plan outlines twelve topics of discussion coming up the most often. The emerging topics represent bold statements of priority on the future potential for the city to improve the quality of the environment as a place with a strong identity. The most relevant topics for the proposed development are outlined below, along with recommendations to align the sketch plan with the Vision Plan:

1. Prioritize gateways into the city
   - *The applicant has an opportunity to provide a substantial gateway into the City with landscaping and providing an enhanced entrance to the development.*

2. Enhance the "Small Town Feel"
   - A welcoming, pedestrian friendly environment where streets are human-scaled, neighbors know each other, and community life is active and connected.

The applicant has an opportunity to cultivate a development with a small-town feel that prioritizes social cohesion and active daily life.

3. Establish the Mill Creek corridor as an asset
    - Mill Creek is a valuable greenway corridor with potential to connect neighborhoods, provide recreation, and serve as a natural education center by integration with new village mixed-use development opportunities. The greenway should be valuable frontage for new developments with access to nature, providing enhanced community amenities and regionally connected walking and cycling trails.
      The applicant has the opportunity to provide open space near Mill Creek to use it as a valuable space.

4. Create unique and destination parks
    - Creative designs of parks to attract both residents and visitors from the region and visitors from the region making these destinational spaces that attract a wider range of people.
      The applicant has the opportunity to provide some unique park spaces along Mill Creek and utilize the existing trees to provide a destination park to the Community such as a mountain bike trail and other interactive spaces within the mill creek area.

5. Establish a health city-wide tree canopy
    - Marysville was historically known as the "Shaded City" boasting one of the largest city-wide tree canopies in Ohio until the mid-1970's winter storms. Today, its tree canopy remains low as compared to other central Ohio communities, and while recent efforts have been made, further action is needed including a city-wide tree ordinance to protect mature canopies and woodlots during new construction.
      The site offers existing mature trees that could be preserved and integrated into the neighborhood design and utilized as an amenity in the common open space and provide some activity space.

6. Promote creative village mixed-use developments
    - New developments should shift toward more walkable, connected, and community-centered models with less car dependency to provide a village mixed use feel.
      The applicant has the ability to help provide a village mixed use development with ensuring ease of access to the commercial uses by other modes of transportation than car and to incorporate a sense of community throughout the development.

7. Create a city-wide mobility network
    - A connected citywide mobility network is essential for ensuring all residents can easily access Uptown Marysville, key community assets, schools, parks, jobs, and daily destinations through safe, convenient, and multimodal transportation options.

C. **Site Plan**

Total Acres: 121.87
Subarea A - Commercial Acres: +/- 15.29

Subarea B - Residential Acres: +/- 106.58

- Number of Dwelling Units: 241
  - Townhomes" 41 units
  - Duplexes: 32 units
  - 65' Lots: 84 units
  - 70' Lots: 49 units
  - 80' Lots: 35 units
- Density: 241Units/106.58 Acres= 2.26 du/acre
- Residential Setbacks:
  - Single Family Detached Front: 25 feet
  - Single Family Detached Rear: 25 feet
  - Single Family Detached Side: 7.5 feet

✓ *The applicant shall provide proposed setbacks for the townhomes and duplexes. The applicant will work with the city to establish appropriate setbacks for all residential and commercial structures in the PUD Development text, as the project moves forward into the Development Plan Application Phase.*

✓ *The applicant shall consider making the duplexes rear loaded along with rear-loading all of the townhomes. The applicant believes the current layout represents the best use of home orientation. The duplex units currently have rear yards aligned with rear yards of the traditional single family lots, a parking lot (which will require mounding and substantial landscaping to buffer), and an open space. However, alleys and rear loaded townhomes are being provided in specific locations on the proposed sketch plan to facilitate the elimination of driveways along the main entrance boulevard, and to accommodate the wider 10' multi-use path along both sides of the boulevard. This is intended to provide an enhanced leisurely pedestrian connectivity between the proposed park and residential portions of the development, and the proposed commercial uses.*

✓ *The applicant shall work on adjusting the site plan to be more inline with the perspective rendering with the design of the pond and orientation of commercial buildings. The rendering as presented was prepared by the owner using AI to help them visualize the intended character of the commercial architecture and community and is not necessarily an exact representation of a feasible commercial layout. We will continue to refine the design / layout as we move into the Development Plan application phase and engage in more detailed design / engineering.*

The applicant is showing a multi-use path along State Route 31 and throughout the development.

✓ *The applicant shall provide sidewalks throughout the development. The applicant intends to provide 5' sidewalks on both sides of the street along with 9' tree lawns as desired.*

✓ *The applicant shall explore opportunities to provide a multi-use path throughout the development along one side of the roadways or provide certain areas with a path to provide connectivity to commercial, open space and residential. The current open space and circulation plan, as included with the Sketch Plan application, was intended to establish an overall picture of how we could connect the Jim Simmons Memorial Trail up through the development, and into the commercial areas of the plan. It was not intended to detail the entirety of the pedestrian system. As the project moves forward into the Development Plan application, we will continue to further explore how to best provide connectivity to and between all these uses, including additional pathways and the aforementioned sidewalks.*

✓ *The applicant shall explore extending the multi-use path south to connect into the path along State Route 31 by Mill Valley North. The 2 acre property to the south will remain a private residence. This will be considered and we will continue to explore options to best connect the pathway.*

The applicant has provided a conceptual land plan that shows the lot variability.

D. Landscape

✓ *The applicant shall utilize the perspective renderings to show the possible landscaping for the entrance to the development and the design of landscaping around the retention ponds. The applicant will further develop the proposed frontage treatment, including landscaping and signage, as the project progresses.*

The applicant shall follow Section 1125.04(b)(4) - Major Tree Preservation for any tree removal. Will Comply

E. Open Space

The applicant has provided an open space plan on Exhibit E showing 28.21 Acres of open space without including the ponds.

✓ *Staff recommends that the applicant explore the possibility of moving the central retention pond in the residential portion to the west and provide a more unique pond shape than a peanut shape. The applicant may adjust the number to lots on the west side to provide a larger opening for visual of the open space similar to the east side. This will provide for a larger green space for residents to use for enjoyment. The applicant agrees, and will further explore the appropriate size, configuration, and location of the pond as the project moves forward into the Development Plan application phase, and as an engineer is engaged to further design the stormwater needs of the project.*

The applicant shall provide some character images of the proposed programming of the open space locations. The applicant shall provide further design and clarification on the open spaces as the project progresses.

The applicant shall confirm if there will be a specific type of fencing that will be permitted on the rear of the lots adjacent to the open space areas. Staff recommends that the applicant work with Engineering to determine if any easements can be strictly in the Open Space to allow residents to utilize their full back yards to place fencing. The applicant understands the city's intent here, and will work to establish appropriate standards for location and type of fencing throughout the community as we draft the PUD development text moving forward.

ADDITIONAL ITEMS

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

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

STAFF COMMENTS

Staff has reviewed the application and has the following comments:

1. All engineering comments on the staff report shall be met. *Understood.*
2. The applicant has an opportunity to provide a substantial gateway into the City with landscaping and providing an enhanced entrance to the development. *Understood*
3. The applicant has an opportunity to cultivate a development with a small-town feel that prioritizes social cohesion and active daily life. *Understood*
4. The applicant has the opportunity to provide open space near Mill Creek to use it as a valuable space. *Understood*
5. The applicant has the opportunity to provide some unique park spaces along Mill Creek and utilize the existing trees to provide a destination park to the Community such as a mountain bike trail and other interactive spaces within the mill creek area. *Understood*
6. The site offers existing mature trees that could be preserved and integrated into the neighborhood design and utilized as an amenity in the common open space and provide some activity space. *The existing tree canopy exists primarily within and along the Mill Creek Floodplain. The applicant will treat those areas with sensitivity as more detailed design and engineering are continued.*
7. The applicant has the ability to help provide a village mixed use development with ensuring ease of access to the commercial uses by other modes of transportation than car and to incorporate a sense of community throughout the development. *Understood*
8. The applicant shall provide proposed setbacks for the townhomes and duplexes. *Proposed setbacks will be provided as we develop a more detailed plan / development text for the proposed PUD re-zoning.*

9. The applicant shall consider making the duplexes rear loaded along with rear-loading all of the townhomes. *The applicant believes the current layout represents the best use of home orientation. The duplex units currently have rear yards aligned with rear yards of the traditional single-family lots, a parking lot (which will require mounding and substantial landscaping to buffer), and an open space. However, alleys and rear loaded townhomes are being provided in specific locations on the proposed sketch plan to facilitate the elimination of driveways along the main entrance boulevard, and to accommodate the wider 10' multi-use path along both sides of the boulevard. This is intended to provide an enhanced leisurely pedestrian connectivity between the proposed park and residential portions of the development, and the proposed commercial uses.*

10. The applicant shall work on adjusting the site plan to be more inline with the perspective rendering with the design of the pond and orientation of commercial buildings. *The rendering as presented was prepared by the owner using AI to help them visualize the intended character of the commercial architecture and community and is not necessarily an exact representation of a feasible commercial layout. We will continue to refine the design / layout as we move into the Development Plan application phase and engage in more detailed design / engineering.*

11. The applicant shall provide sidewalks throughout the development. *Agreed*

12. The applicant shall explore opportunities to provide a multi-use path throughout the development along one side of the roadways or provide certain areas with a path to provide connectivity to commercial, open space and residential. *The current open space and circulation plan, as included with the Sketch Plan application, was intended to establish an overall picture of how we could connect the Jim Simmons Memorial Trail up through the development, and into the commercial areas of the plan. It was not intended to detail the entirety of the pedestrian system. As the project moves forward into the Development Plan application, we will continue to further explore how to best provide connectivity to and between all these uses, including additional pathways and the aforementioned sidewalks.*

13. The applicant shall explore extending the multi-use path south to connect into the path along State Route 31 by Mill Valley North. *The 2 acre property, to the south of the commercial property, will remain a private residence. This will be considered and we will continue to explore options to best connect the pathway.*

14. The applicant shall utilize the perspective renderings to show the possible landscaping for the entrance to the development and the design of landscaping around the retention ponds. *The applicant will further develop the proposed frontage treatment, including landscaping and signage, as the project progresses, and shall provide updated perspective renderings that are based upon more detailed landscape design solutions and not AI generated imagery.*

15. The applicant shall follow Section 1125.04(b)(4) - Major Tree Preservation for any tree removal. *Understood.*

16. Staff recommends that the applicant explore the possibility of moving the central retention pond in the residential portion to the west and provide a more unique pond shape than a peanut shape. The applicant may adjust the number to lots on the west side to provide a larger opening for visual of the open space similar to the east side. This will provide for a larger green space for residents to use for enjoyment. *Agreed. Please see previous comments.*

17. The applicant shall provide some character images of the proposed programming of the open space locations. *Agreed. Please see previous comments.*

18. The applicant shall confirm if there will be a specific type of fencing that will be permitted on the rear of the lots adjacent to the open space areas. Staff recommends that the applicant work with Engineering to determine if any easements can be strictly in the Open Space to allow residents to utilize their full back yards to place fencing. *The applicant understands the city's intent here, and will work to establish appropriate standards for location and type of fencing throughout the community as we draft the PUD development text moving forward.*

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

Design Comments:

- Pathways
  - What is a natural pathway? Can additional ADA accessible path be incorporated in the open meadow.? *The intent was to provide several options for walkability in the meadow open space, and to provide connectivity to the Jim Simmons trail as requested. The applicant will continue to work with the city to refine the potential trail network in the open space area.*
  - Are sidewalks not included down every street? Only 5' sidewalks are shown near the townhomes east. *5' Sidewalks are intended for both sides of public streets, but not represented in the Sketch Plan drawings.*
  - Pathway around the large retention pond in the open meadow *As we engage a project engineer, and get more clarity on the appropriate size / configuration of the stormwater basins, we will work to incorporate additional pedestrian pathways.*
  - Have sidewalk pathways connect within commercial areas. *Will comply as we explore further detailed design.*

- Can the shared use pathway reach all the way to **Mill** Valley? Currently, it appears that it would be cut off by the southern retention pond. *As we get into the stormwater needs of the project, the pond can be re-designed to permit the southern extension of the proposed path.*
- There is an image on the last page showing homes in a cottage-court-esq style but this does not reflect in the plans. *Please see earlier comments regarding the use of AI generated imagery. As we move forward with the PUD development plan submittal, more accurate imagery will be included for various elements of the proposed development.*

- Retention Ponds (commercial area)
  - Move them away from the road - can they go underground?
  - Are there pathways around them or only to the side of them? (Except the middle one) *The applicant intends to further engage the services of a professional engineer as the project moves past the Sketch Plan phase. With an engineer involved in the project we can further explore the stormwater needs of the commercial area, and the rest of the project. Understanding the sentiments of staff, we will look for ways to address staffs comments.*

- Commercial area
  - On the northern portion, is there going to be a plan for connecting the "For Sale" parcel to the proposed building? Currently, the parking lot is cut off and does not appear like it has a connection. *Yes the parcel will be connected to the rear access road, and the drawings will reflect that change moving forward.*
  - On the northern portion, is there a way to adjust more of the parking to be behind the building? *We will review and continue to refine the commercial layout based upon the city's comments regarding the parking, ponds, etc.*

- Open Space
  - Can a different type of green space be added? Playground? Sledding Hill? Pedal track? Community orchard? Right now, it appears to just be open green areas. *The applicant does intend to have additional active uses in the open spaces, as suggested. As the project moves forward we will provide more definitive answers to these questions.*
  - Better layout of trees - group trees together beyond just one or two random trees near each other - put denser groups together. Keep trees nearby the paths. *Understood. We will provide a more naturalized landscape plan as more detailed design is undertaken*

- Shape of the ponds - more natural shapes- big one on the west looks funny. *We will work with an engineer to help determine the appropriate size and configuration of the ponds, with an emphasis on providing a more natural appearance.*
- Is there any way the lots that are at the end of the central green space (145 + 146) could be relocated or removed? Allow larger space to connect to the open meadow. *Although the lot lines may look like they obstruct the view to the meadow, when the houses are built, there will still be an unobstructed view from the intersection of the boulevard and the central open space, more than 150' wide at the meadow end. We will pay special attention as we do a landscape plan not to obstruct this viewshed.*

Marysville, Ohio

SKETCH PLAN

Application For:

HARVEST RIDGE

Submitted On: August 13th, 2026

G2 PLANNING + DESIGN
planning • urban design • landscape architecture

Contact: **Gary Smith, RLA|CLARB**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215
614.583.9230

Harvest Ridge – Application Information

Preliminary Description of the PUD:

Harvest Ridge Development is intended to be a planned residential community with a commercial piece designed with the best planning practices in mind. It will encompass approximately 122-acres located just off State Route 31. The single-family residential land use and site friendly planning principles incorporated into the Harvest Ridge comply with the strategic intent of the City of Marysville Comprehensive Plan. The site is almost entirely open farmland and will incorporate a mix of traditional single-family lot sizes as well as a commercial piece that will front the project on State Route 31. The development will provide nearly 47 acres of green space, including a connective trail network that will connect many of the green spaces within Harvest Ridge and to the existing development and trail to the south. High-quality architecture will add to the lasting value of this community.

Permitted and Accessory Uses:

Single-Family residential uses, duplex units, townhouses, customary accessory uses, and commercial use shall be the only uses permitted for this site.

General Lot Size Requirements:

The single-family homes in the development will have a mix of lot sizes including 65' x 130', 70' x 130', and 80' x 130'. Commercial lot sizes will vary to accommodate the intended commercial uses for the site including a family oriented entertainment use, and local small businesses and restaurants.

Gross Density of Residential Development:

Average Project Gross Density - +/- 2.26 Units / Acre

Open Space (Section 1135.06):

Total Project Open Space - +/- 47.16 Acres (38.7% of the total acreage) as currently shown

Project Description and Impacts:

Written presentation by the developer setting forth the following:

How the development meets the proposed and specific objectives set for in Section 1135.01 of the Planning & Zoning Code:

The PUD layout provides a unified approach to development that fits the site, minimizes infrastructure costs and maintains over 25% of the land area as open space. The project will provide a mix of housing that will serve residents in various stages of life, and walkable commercial opportunities that will engage the community and bring in local businesses, all designed in a way that will preserve and enhance the quality of life of Marysville residents.

In addition to the open space reserves, we have designed a series of trails to allow for pedestrian mobility and connectivity within the development, with trail connectivity to the Jim Simmons Memorial trail, through community open spaces, and continuing up to the commercial businesses within the development. The road layout provides links to the south to increase vehicular connectivity as well.

How the proposed development impacts public services and facilities, including but not limited to, schools, water, sewer and traffic:

We have held meetings with the City Engineer and City Planner regarding these items. Our preliminary assessments show that the adjoining sanitary sewer and water lines are of adequate capacity for the proposed lot count. Final confirmation of these capacities will be completed as we proceed through preliminary engineering. Further, the Traffic Impact Study will be submitted soon.

Based on typical generation factors (Avg. 1.3 students per single-family household) we estimate the entire subdivision will generate ± 290 children to the Marysville school district, which will be over 7+ year period.

How the proposed development conforms to the City's Comprehensive Plan and recent Vision planning document:

The current zoning of the property is ARD (Agricultural Residential in the township). This site is located in the area designated for Suburban Residential growth as indicated in the city's 2018 comprehensive plan. The proposed residential density of 2.27 units per acre is consistent with guidelines set out for the Suburban Residential District. In addition, the city's recent visioning document sets out recommendations for a mix of residential opportunities to serve residents with differing lifestyle needs, creating walkable and connected communities, and creating walkable commercial opportunities accessible to nearby neighborhoods.

This proposed development conforms to those plans in the following ways:

- *Provides for high quality housing of varying types to accommodate people with varying lifestyle needs.*
- *Provides opportunity for local family businesses owned and operated by the existing farm owner to serve local and wider Marysville residents.*
- *Provides parks, open space reserves and pedestrian mobility.*
- *Provides a regional path system that connects open spaces, and provides connectivity between the existing Jim Simmons memorial trail, through the projects open spaces, and to the proposed neighborhood commercial uses and bike trails along State Route 31.*
- *Features a significant portion of the site as prominent open space for use by the residents, and connected to the wider community through a system of trails.*

Hillview Farms Inc.
19819 State Route 31
Marysville, OH 43040
937-553-2761

Family Run - Quality

Beef & Grain Operation

Vision/Plan for Hillview Farms Commercial Property

Approximately 15 acres will be utilized to host local businesses to support the Harvest Ridge Community as well as the greater Marysville area. The mixed-use commercial area is intended to provide convenient access to local businesses, family-focused amenities, dining, and entertainment while supporting economic growth within the city.

As lifelong Marysville residents, Hillview Farms would like to welcome businesses that represent our family & the community's heritage of farming and agriculture. Our vision is to attract locally owned and operated businesses that reflect Marysville's values, support local entrepreneurship, and create employment opportunities for the area residents.

It is anticipated that the main commercial area located at the entrance to the development will be named 'The Mill District.' The name reflects the historical significance of agriculture and industry in Marysville while establishing a welcoming gateway into the community.

This building will host a premier local restaurant and entertainment venue. We have a verbal commitment from owners of a successful Union County restaurant for the 8000 sq ft building.

The adjacent 2500 sq ft commercial space will become a modern salon and wellness spa owned and operated by lifelong residents and hair specialists. The vision is to create a community centered destination that combines beauty, wellness, relaxation and self-care under one roof. In addition to professional hair services, the facility will offer nail care, esthetician services, head spa treatments, massage therapy, red light therapy, and wellness amenities such as sauna and cold plunge therapy.

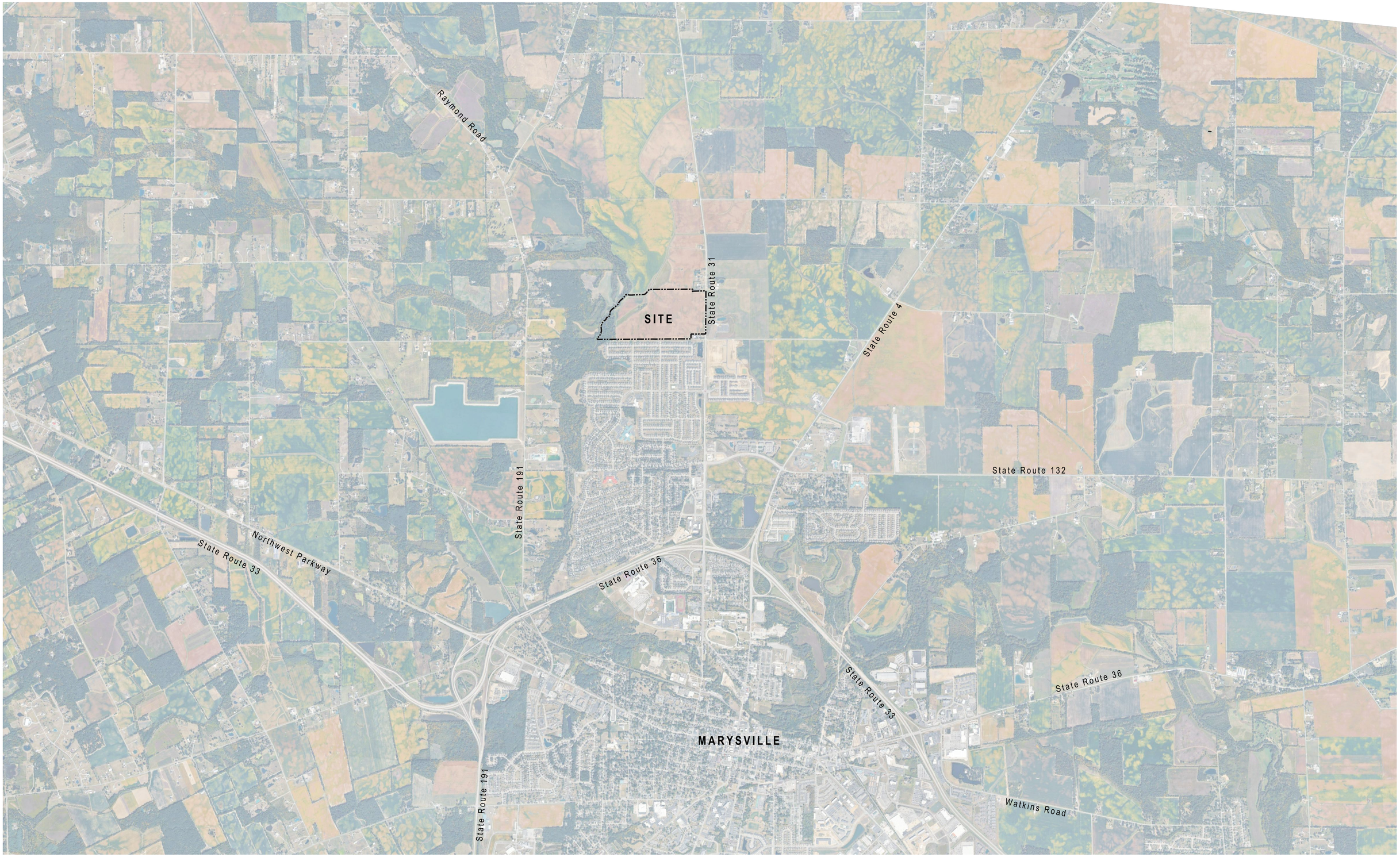
The final 2500 sq ft commercial block with the drive thru will be a local fresh meat market with local goods. The meat shop will house Hillview Farms locally grown beef, local poultry and local raised pork, with a custom butcher counter to select meat cuts.

The businesses will have a breeze way from the parking lot between the buildings with community seating and gathering areas surrounding the building, including a large patio as part of the restaurant.

In addition to these businesses, Hillview Farms will seek investors or opportunities to build a large family entertainment space with games and possibly food. Our inspiration are places like Smash Park, in Westerville, which house pickle ball, corn hole, golf simulators, virtual ax throwing, full-service bar, and much more. This ultimately will be determined by the potential investor interested in the north commercial lot.

The remaining 2.25 acres to the south of the 15 acres will remain open for commercial purchase in the future.

Cari Grome
Secretary/Treasurer
Cell: 937-553-2761
[redacted]



VICINITY MAP

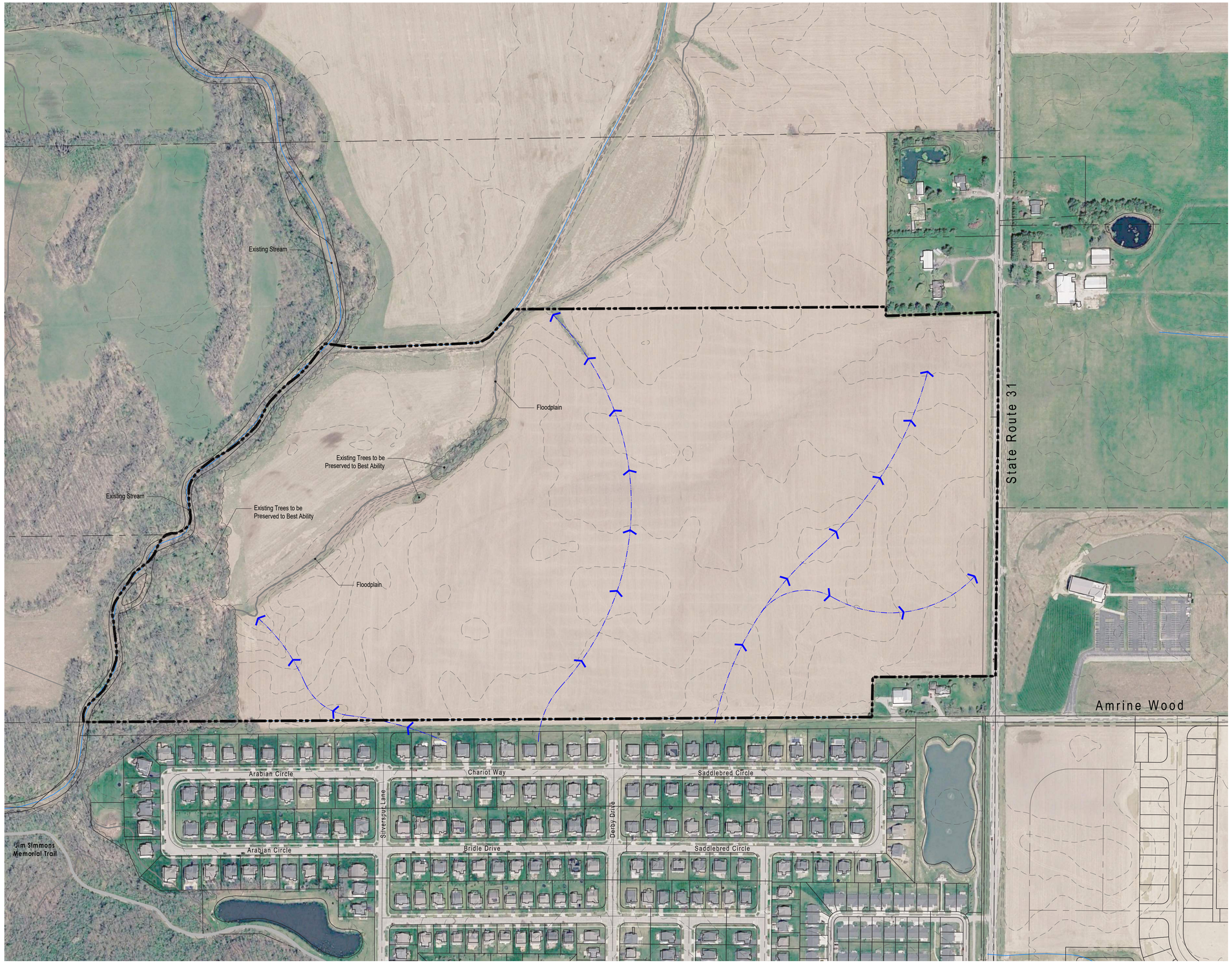
Harvest Ridge

City of Marysville, Union County, Ohio August 20, 2026

Drees Homes

0 200 400 600

G2 PLANNING + DESIGN



SITE DATA:

TOTAL SITE:	± 121.87 ACRES
FLOODPLAIN:	± 24.37 ACRES

EXISTING CONDITIONS

Harvest Ridge

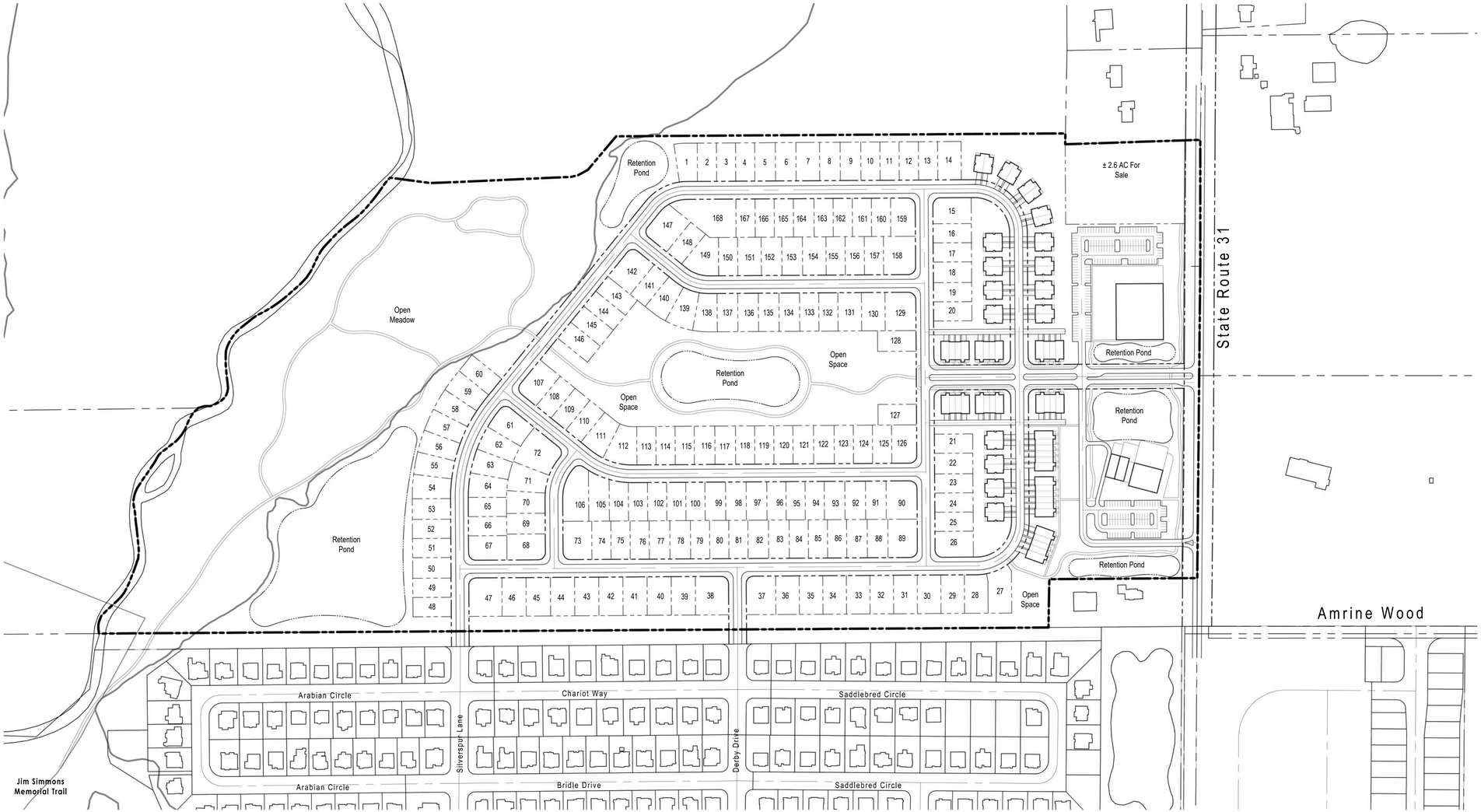
City of Marysville, Union County, Ohio August 20, 2026

Drees Homes

0 200 400 600

G2 PLANNING + DESIGN

PROPOSED DEVELOPMENT PLAN



SITE DATA:

TOTAL SITE:	± 121.87 ACRES
NET DEVELOPABLE ACRES:	
TOTAL SITE	± 121.87 ACRES
- PROPOSED RIGHT-OF-WAY	- ± 1.72 ACRES
- FLOODPLAIN	- ± 24.37 ACRES
TOTAL NET DEVELOPABLE ACRES	± 95.78 ACRES

SUB-AREA BREAKDOWN

SUB-AREA A - COMMERCIAL

COMMERCIAL GROSS ACRES	± 15.29 ACRES
COMMERCIAL NET ACRES	± 12.8 ACRES

SUB-AREA B - RESIDENTIAL

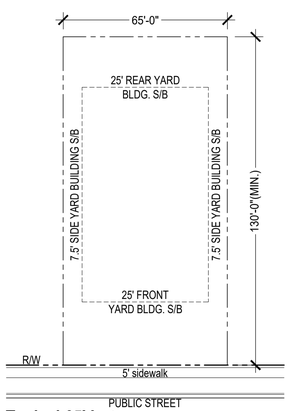
RESIDENTIAL GROSS ACRES	± 106.58 ACRES

RESIDENTIAL BREAKDOWN

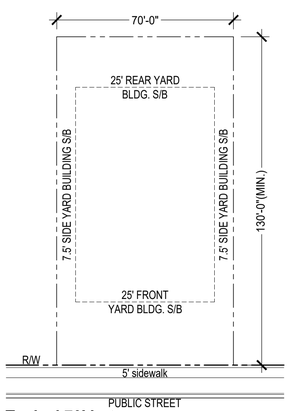
TOTAL RESIDENTIAL UNITS		241 DWELLING UNITS
TOWNHOME UNITS	41	
DUPLEX UNITS	32	
SINGLE-FAMILY LOTS		
65' X 130' LOTS	84	
70' X 130' LOTS	49	
80' X 130' LOTS	35	
GROSS RESIDENTIAL DENSITY		± 2.26 DU/ACRE
OPEN SPACE		± 47.16 ACRES (38.7%)
DETENTION		± 9.35 ACRES (7.7%)

ROADWAY & CIRCULATION

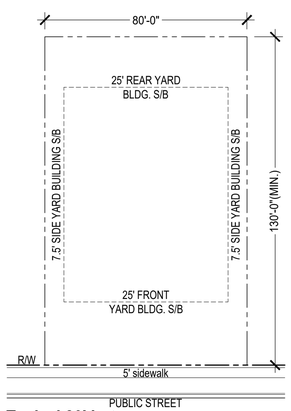
TOTAL ROADWAY	± 14,020 L.F.
COMMERCIAL ROADWAY	± 2,920 L.F.
RESIDENTIAL ROADWAY	± 11,100 L.F.
ALLEYWAY	± 955 L.F.
8' PATHWAYS	± 8,310 L.F.
NATURAL PATHWAYS	± 2,695 L.F.
5' SIDEWALK	± 780 L.F.



Typical 65' Lot
SCALE: 1" = 30'



Typical 70' Lot
SCALE: 1" = 30'



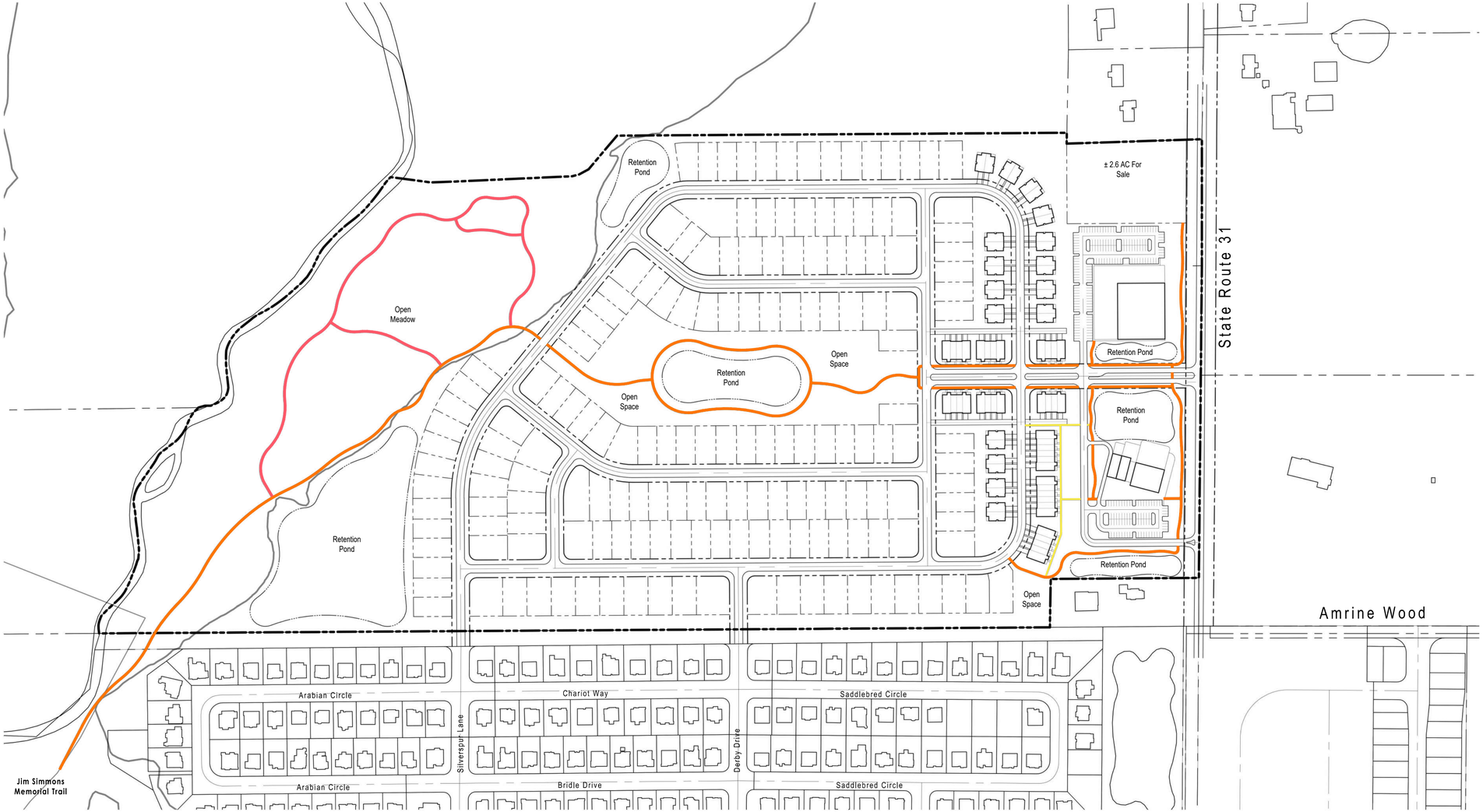
Typical 80' Lot
SCALE: 1" = 30'

Harvest Ridge
City of Marysville, Union County, Ohio August 20, 2026

Drees Homes

0 200 400 600

G2 PLANNING + DESIGN



SITE DATA:

TOTAL SITE:	± 121.87 ACRES
NET DEVELOPABLE ACRES:	
TOTAL SITE	± 121.87 ACRES
- PROPOSED RIGHT-OF-WAY	- ± 1.72 ACRES
- FLOODPLAIN	- ± 24.37 ACRES
TOTAL NET DEVELOPABLE ACRES	± 95.78 ACRES

SUB-AREA BREAKDOWN

SUB-AREA A - COMMERCIAL	
COMMERCIAL GROSS ACRES	± 15.29 ACRES
COMMERCIAL NET ACRES	± 12.8 ACRES
SUB-AREA B - RESIDENTIAL	
RESIDENTIAL GROSS ACRES	± 106.58 ACRES

RESIDENTIAL BREAKDOWN

TOTAL RESIDENTIAL UNITS		241 DWELLING UNITS
TOWNHOME UNITS	41	
DUPLEX UNITS	32	
SINGLE-FAMILY LOTS		
65' X 130' LOTS	84	
70' X 130' LOTS	49	
80' X 130' LOTS	35	

GROSS RESIDENTIAL DENSITY	± 2.26 DU/ACRE
OPEN SPACE	± 47.16 ACRES (38.7%)
DETENTION	± 9.35 ACRES (7.7%)

ROADWAY & CIRCULATION

TOTAL ROADWAY	± 14,020 L.F.
COMMERCIAL ROADWAY	± 2,920 L.F.
RESIDENTIAL ROADWAY	± 11,100 L.F.
ALLEYWAY	± 955 L.F.
8' PATHWAYS	± 8,310 L.F.
NATURAL PATHWAYS	± 2,695 L.F.
5' SIDEWALK	± 780 L.F.

OPEN SPACE AND CIRCULATION PLAN

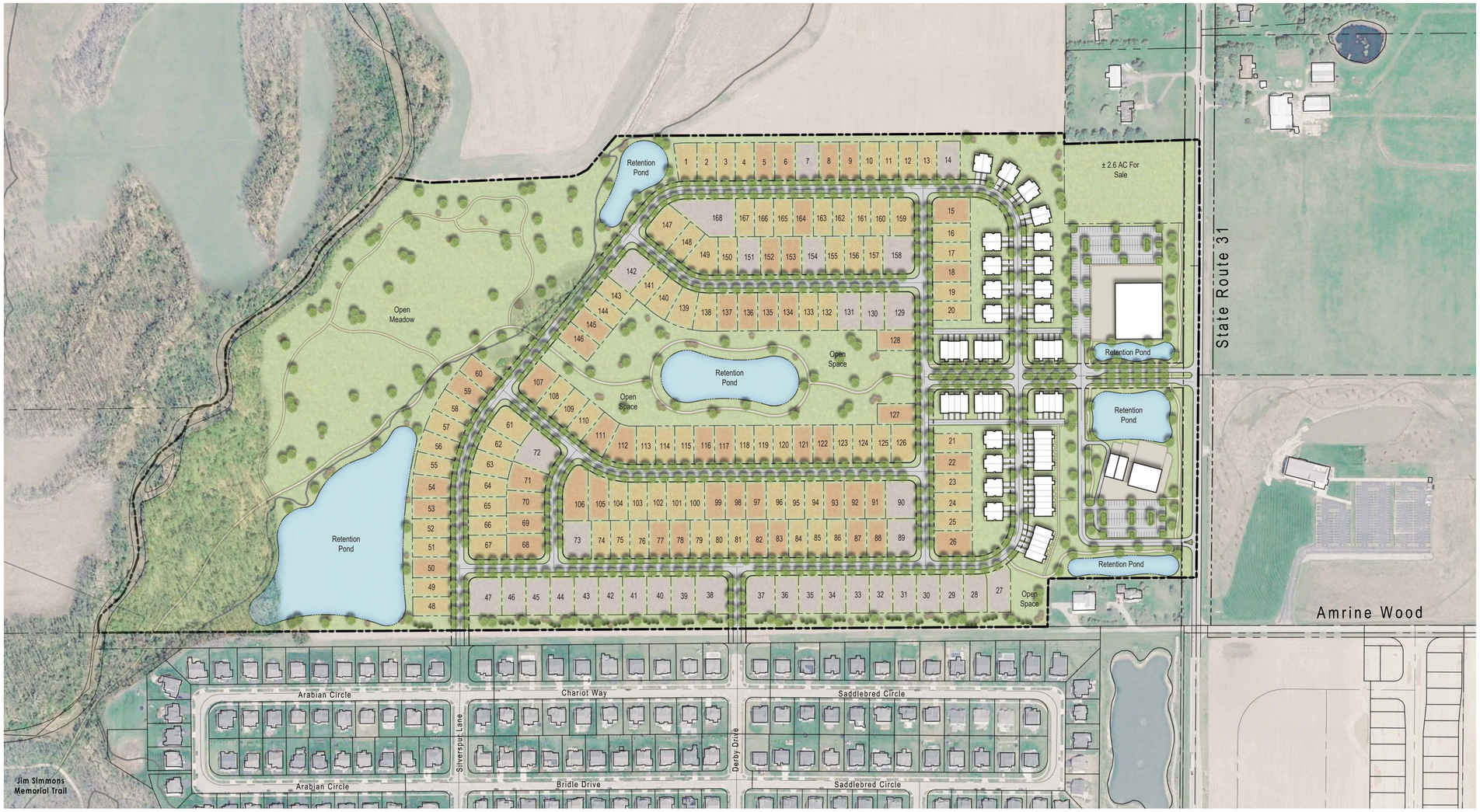
Harvest Ridge

City of Marysville, Union County, Ohio August 20, 2026

Drees Homes

0 200 400 600

G2 PLANNING + DESIGN



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8' PATHWAYS	± 8,310 L.F.
NATURAL PATHWAYS	± 2,695 L.F.
5' SIDEWALK	± 780 L.F.

- 65' x 130' Minimum
- 70' x 130' Minimum
- 80' x 130' Minimum

CONCEPTUAL LAND PLAN

Harvest Ridge
City of Marysville, Union County, Ohio August 20, 2026

Drees Homes

0 200 400 600

G2 PLANNING + DESIGN

HARVEST RIDGE

ROOTED IN HERITAGE.
GROWING TOGETHER.

A thoughtfully planned community where small-town charm meets modern convenience. The Mill District is the heart of Harvest Ridge—a gathering place for good food, local goods, and lasting memories.

THE MILL DISTRICT

- Farm to Table Market
- Pizza House
- Salon & Spa
- Patios & Gathering Spaces
- Community Events



THE MILL DISTRICT AT HARVEST RIDGE

The heart of the community. A gathering place for great food, local goods, and lasting memories.

- Farm to Table Market
- Pizza House
- Salon & Spa
- Patios & Gathering Spaces
- Meats & Provisions



WALKABLE & CONNECTED

Sidewalks and paths connect homes, parks, and gathering spaces.



BUILT FOR COMMUNITY

Spaces to gather, celebrate, and grow together.

COMMUNITY FEATURES

- Open Spaces & Parks
- Retention Ponds
- Walking Trails
- Community Gardens
- Gathering Spaces
- Tree-Lined Streets



A PLACE TO LIVE.
A PLACE TO GATHER.
A PLACE TO GROW.

ROOTED IN HERITAGE. GROWING TOGETHER.

RETAIL VISION BOARD

NEW BUSINESS

Application 2

Zoning Amendment
Chapter 1121 and
Appendix Glossary of
Terms

October 6, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for Zoning Amendments to Chapter 1121 and Appendix Glossary of Terms.

Proposed Text Amendment:

The amendment to Chapter 1121 would add the following uses to be conditional; Temporary Batch Plant and Permanent Batch Plant as specified in "Exhibit A". The amendment to Appendix Glossary of Terms would add a definition for Temporary Batch Plant and Permanent Batch Plant. The Green Text is the updated language for the proposed text amendment.

Section 1121.13 - Manufacturing/Innovation District (M/I)

V. PERMITTED USES:

- Artisan Workshop
- Building Materials and Hardware (Retail)
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing and Repair
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities
- Laboratory Research Facility
- Manufacturing, General
- Nursery
- Professional Offices
- School College or University, Vocation and Technical, Trade or Business
- Vehicle Body Shop
- Vehicle Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, Private/Public
- Wholesale and Distribution
- Wireless Telecommunications Antenna, Facility, and/or Tower

VI. CONDITIONAL USES:

- Adult Use Cannabis Cultivation Facility
- Adult Use Cannabis Processing Facility
- Biomedical Waste Sterilization Facility (Autoclaving Only)
- Extended Stay Hotel
- Ground Passenger Dispatch Facility
- Medical Marijuana Cultivation Facility
- Medical Marijuana Processing Facility
- **Temporary Batch Plant**
- **Permanent Batch Plant**
- Warehousing, Personal Storage/Mini

Appendix Glossary of Term

Temporary Batch Plant - means an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, established to serve a specific public or private construction project for a limited duration. A development agreement shall be established which provides the extent and limits of the said duration and provides a statement of how the site will be remediated to the property's original state prior to the construction of the temporary batch plant.

Permanent Batch Plant - means an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises, and the storage and maintenance of required equipment.

Exhibit A

Section 1121.13 - Manufacturing/Innovation District (M/I)

V. PERMITTED USES:

- Artisan Workshop
- Building Materials and Hardware (Retail)
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing and Repair
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities
- Laboratory Research Facility
- Manufacturing, General
- Nursery
- Professional Offices
- School College or University, Vocation and Technical, Trade or Business
- Vehicle Body Shop
- Vehicle Sales, Rental and Lease Excluding Body Work
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- Biomedical Waste Sterilization Facility (Autoclaving Only)
- Extended Stay Hotel
- Ground Passenger Dispatch Facility
- Medical Marijuana Cultivation Facility
- Medical Marijuana Processing Facility
- Temporary Batch Plant
- Permanent Batch Plant
- Warehousing, Personal Storage/Mini

Appendix Glossary of Terms

Temporary Batch Plant - means an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises, and the storage and maintenance of required equipment but does not include the retail sale of finished asphalt or concrete products.

Permanent Batch Plant - means an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises, and the storage and maintenance of required equipment but does not include the retail sale of finished asphalt or concrete products.

NEW BUSINESS

Application 3

Application 3: Zoning Amendment Chapter 1107 Design Standards

October 6, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for Zoning Amendments to Section 1107 Design Standards.

Proposed Text Amendment:

The amendment to Section 1107 would provide clarification as to which board or commission will review the residential architecture. The Green Text is the updated language for the proposed text amendment.

Section 1107.01 - General Statement

The regulations in Sections 1107.02 through 1107.19, shall control the manner in which streets, lots and other elements of a subdivision are arranged on the land. These design controls shall help ensure convenient and safe streets, creation of usable lots, provision of space for public utilities, and reservation of land for recreational uses.

The City Planning Commission has the responsibility for reviewing the layout of each future subdivision throughout its design development. The City Design Review Board has the responsibility for reviewing the architectural elements of each future subdivision throughout its design development.

The Board or Commission shall confirm that all of the requirements of Sections 1107.02 through 1107.19 are met.

Roadway design standards shall meet the City's Thoroughfare Plan, City's Access Management Standards or the Ohio Department of Transportation Location and Design Manual. If these documents are silent on a particular subject, then an agreeable solution shall be determined between the design engineer and Division of Engineering.

Exhibit A

Section 1107.01 - General Statement

The regulations in Sections 1107.02 through 1107.19, shall control the manner in which streets, lots and other elements of a subdivision are arranged on the land. These design controls shall help ensure convenient and safe streets, creation of usable lots, provision of space for public utilities, and reservation of land for recreational uses.

The City Planning Commission has the responsibility for reviewing the layout of each future subdivision throughout its design development. The City Design Review Board has the responsibility for reviewing the architectural elements of each future subdivision throughout its design development.

The Board or Commission shall confirm that all of the requirements of Sections 1107.02 through 1107.19 are met.

Roadway design standards shall meet the City's Thoroughfare Plan, City's Access Management Standards or the Ohio Department of Transportation Location and Design Manual. If these documents are silent on a particular subject, then an agreeable solution shall be determined between the design engineer and Division of Engineering.