



**Licking County Planning Commission**  
***Regularly Scheduled Meeting***

***Agenda***

**TIME:** 7:00 p.m.  
**DATE:** July 23, 2018  
**LOCATION:** Donald D. Hill County Administration Building  
20 South Second Street, Newark, OH 43055  
Meeting Room "A" (Basement Level)

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- 1. Pledge**
- 2. Roll Call and seating of alternate members**
- 3. Approval of public hearing minutes, with or without corrections**
- 4. Approval of meeting minutes, with or without corrections**
- 5. Swearing-In/Affirming of Public**
- 6. Announcements of Director**
- 7. Announcements of Commission Members**
- 8. Old Business**
  - a. None
- 9. New Business**
  - a. Consent Agenda
  - b. Variances, Zoning Amendments, Subdivision Reviews and Recommendations
- 10. Public Comments**
- 11. Director's Comments**
- 12. Next Meeting:** August 27, 2018
- 13. Adjournment**

## **VARIANCES, ZONING AMENDMENTS AND SUBDIVISION REVIEWS RECOMMENDATIONS**

### **NEW BUSINESS**

#### **1. 2018-017-V**

Regulation: Licking County Access Management Regulations

Articles: Section 8.10, Table 14; Driveway Spacing Standards (550' spacing requirement for Minor Collector from Intersection)

Description: Request to reduce the required 550' Intersection spacing. (Lot 1)

Township: Union

Applicant: Randy Jackson C/o Corey Wills

LCPC Planner: Jay Fisher, Planner I

#### **2. 2018-018-V**

Regulation: Licking County Access Management Regulations

Articles: Section 8.10, Table 14; Driveway Spacing Standards (550' spacing requirement for Minor Collector from Intersection)

Description: Request to reduce the required 550' Intersection spacing. (Lot 3)

Township: Union

Applicant: Randy Jackson C/o Corey Wills

LCPC Planner: Jay Fisher, Planner I

#### **3. 2018-014-Z**

Regulation: Jersey Township Zoning Resolution

Articles: Section

Description: Zoning Map Amendment for property located at 9825 Jersey Mill Road to change the zoning from Rural Residential District (RR) to Neighborhood Business District (NB)

Township: Jersey

Applicant: Jersey Township Zoning Commission, C/o Doug Hart, Chairman (Application from Matthew Martin)

LCPC Planner: Brad Mercer, Planning Manager

#### **4. 2018-015-Z**

Regulation: St. Albans Township Zoning Resolution

Articles: Section

Description: Zoning Map Amendment for property located at 8712 and 9028 Worthington Road from Agricultural District (AG) to General Business District (GB)

Township: St. Albans

Applicant: St. Albans Township Zoning Commission, C/o David W. Thompson

LCPC Planner: Angela Farley, Planner I

#### **5. 2018-016-Z**

Regulation: St. Albans Township Zoning Resolution

Articles: Section 2: Definitions; Section 14: Neighborhood Business District; Section 15: General Business District; and Section 16: Manufacturing & Distribution District

Description: Zoning Text Amendment to the *St. Albans Township Zoning Resolution*

Township: St. Albans

Applicant: St. Albans Township Zoning Commission

LCPC Planner: Jay Fisher, Planner I

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

Public Hearing

June 25, 2018

DRAFT

The Licking County Planning Commission meeting was called to order by Chairman Larry Riffe at 6:30 p.m. on Monday, June 25, 2018, in the Donald D. Hill County Administration Building, Meeting Room D, 20 South Second Street, Newark, Ohio.

### **VOTING MEMBERS PRESENT**

Rick Black Dave Dicks Duane Flowers Stephen Holloway Dave Lang (arrived at 6:45) Larry Riffe Jim Roberts Ronda Saunders (arrived at 6:40) Bill Weaver

### **VOTING MEMBERS ABSENT**

Tim Bubbs Rod Osborne

### **ALTERNATE MEMBERS PRESENT**

Bill Hagstad

### **ALTERNATE MEMBERS ABSENT**

Dave Miller

### **ALTERNATE MEMBERS WHOSE ATTENDANCE IS NOT REQUIRED TONIGHT**

Mike McFarland Leigh Ann Miller Kevin Black Jim Kiracofe Wayne Barb Marcia Phelps Wesley Weaver

### **SEATED ALTERNATES**

Bill Hagstad

### **STAFF PRESENT**

Chris Harkness Brad Mercer Jay Fisher Angela Farley Cindy Morrow

### **OTHERS PRESENT**

John Singleton Joseph E. Hart Bill Goodman Richard Warner

### **ROLL CALL AND SEATING OF ALTERNATE MEMBERS**

Roll call was taken and all members were seated.

### **SWEARING-IN/AFFIRMING OF PUBLIC**

Larry Riffe asked the public to rise and be Sworn-In or Affirmed if they were planning to comment on any of the issues presented at the meeting. Individuals wishing to speak were sworn in or affirmed.

### **CHAIRMAN ANNOUNCEMENT OF THE RULES OF ORDER FOR THE PUBLIC HEARING**

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### **NEW BUSINESS**

A. INTRODUCTION OF AMENDMENTS BY DIRECTOR

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

Public Hearing

June 25, 2018

DRAFT

Chris Harkness introduced the proposed amendment to the Adjacent Property Transfer process. He stated that adjacent property transfers are exempt from Planning Commission rules and regulations as long as they meet certain criteria. The process we are talking about is making sure that the parcels that are being created question are exempt. We made an amendment to the process a couple of years ago and working with the Auditor's office there has been a suggestion that we make another amendment as to how we do this and Jay will get into that more in his presentation.

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### B. OVERVIEW OF AMENDMENTS BY LCPC STAFF

#### 1. Text Amendment

**Regulation:** Licking County Subdivision Regulations

**Articles:** Section 301.3

**Description:** Section 301.3 – Adjacent Property Transfers, Licking County Subdivision Regulations

**Township:**

**Applicant:**

**LCPC Planner:** Jay Fisher, Planner I

*Jay Fisher presented the staff report which was handed out to the board after the presentation.*

#### **BRIEF SUMMARY OF REQUEST:**

Text Amendment to the *Licking County Subdivision Regulations* Section 301.3 – Adjacent Property Transfers in regards to the required deed restrictions and process in order to record an adjacent property transfer through the Licking County Minor Land Division/Lot Split process. These proposed amendments are now before the Licking County Planning Commission (LCPC) Board for consideration.

#### **STAFF RECOMMENDATION AND BASIS:**

To ADOPT WITH CONDITIONS the proposed text amendments to Section 301.3 – Adjacent Property Transfers of the *Licking County Subdivision Regulations* and pass Resolution # 2018-007. The conditions being that the comments and/or suggestions that have come since setting the public hearing from the Licking County Prosecutor's Office, Licking County Auditor's Office, and the Licking County Engineer's Office be considered prior to any final version of text is sent to the Licking County Commissioners for adoption.

This recommendation is based upon the staff's opinion that the proposed amendments with the suggested comments will bring these portions of the *Licking County Subdivision Regulations* into compliance with the *Ohio Revised Code* and responsible planning practices.

*Duane Flowers asked if the trigger on this is when somebody tried to transfer. Anything previous to this is not involved right? Jay asked, as far as an existing parcel? Duane said yes. Chris Harkness said it would not affect any existing parcel, only when someone is dividing land to sell to a neighbor as an adjacent property transfer. Duane said so if there are parcels sitting out there like this now they won't be triggered in to this correct? Chris said correct, we wouldn't have any jurisdiction over that because there's no division of land.*

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#### **PUBLIC COMMENTS**

*Joseph Hart, 5211 White Chapel Road, currently serving as a Licking Township Trustee said he would like to address this as an opposition standpoint both from a personal standpoint and from a professional standpoint on behalf of*



# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

Public Hearing

June 25, 2018

DRAFT

*the Licking Township Trustees. Joseph submitted a memo outlining the concerns of the township trustees which he also reviewed with the board. This memo is included in the packet for tonight's Board Meeting.*

*Joseph went on to discuss his personal property outlining his lot and two other lots that have already been split out with his sons. There is an additional parcel behind the three lots that I intend to split out and add to his sons' properties. He stated that he believes that the proposed new procedures are really unnecessary. The fact that we are neighbors and I want to sell you a piece of property shouldn't drive the additional expenses that this process is going to require. It is going to require additional legal fees to prepare and process the newly required combination deed and that's not currently required. And the comment that was made regarding an existing property that has a mortgage on it could not be processed unless the mortgage company agrees to it. Is that correct? Brad said no they need to just put the wording in the deed. Joseph said he must have misunderstood, but he thought that would also require additional costs. Joseph said he appreciates the board for accepting his comments*

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**Stephen Holloway moved to adjourn. Rick Black seconded the motion. Larry Riffe called the question. All were in favor and the meeting adjourned at 6:50 p.m.**

Respectfully submitted,

*Cynthia Morrow*

I do hereby certify that the minutes are true and correct copy:

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Chris Harkness, Director

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

DRAFT

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### **VOTING MEMBERS PRESENT**

Rick Black Dave Dicks Duane Flowers Stephen Holloway Dave Lang Larry Riffe Jim Roberts Ronda Saunders Bill Weaver

### **VOTING MEMBERS ABSENT**

Tim Bubb Rod Osborne

### **ALTERNATE MEMBERS PRESENT**

Bill Hagstad

### **ALTERNATE MEMBERS ABSENT**

Dave Miller

### **ALTERNATE MEMBERS WHOSE ATTENDANCE IS NOT REQUIRED TONIGHT**

Mike McFarland Leigh Ann Miller Kevin Black Jim Kiracofe Wayne Barb Marcia Phelps Wesley Weaver

### **SEATED ALTERNATES**

Bill Hagstad

### **STAFF PRESENT**

Chris Harkness Brad Mercer Jay Fisher Angela Farley Cindy Morrow

### **OTHERS PRESENT**

John Singleton Joseph E. Hart Bill Goodman Richard Warner

### **ROLL CALL AND SEATING OF ALTERNATE MEMBERS**

Licking County Planning Commission member Dave Lang led the Pledge of Allegiance. Roll call was taken and all members were seated.

### **APPROVAL OF THE MAY 21, 2018 LCPC MEETING MINUTES, WITH OR WITHOUT CORRECTIONS**

Duane Flowers moved to approve May 21, 2018, Meeting Minutes. Dave Lang seconded the motion. A voice vote was called and the motion passed unanimously.

### **SWEARING-IN/AFFIRMING OF PUBLIC**

Larry Riffe asked the public to rise and be Sworn-In or Affirmed if they were planning to comment on any of the issues presented at the meeting. Individuals wishing to speak were sworn in or affirmed.

### **ANNOUNCEMENTS OF THE DIRECTOR**

Chris Harkness said he had no announcements until the end of the meeting

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

DRAFT

### **ANNOUNCEMENTS OF COMMISSION MEMBERS**

Duane Flowers stated that they have three members to be sworn in and he'd like to take a moment to get that done. Randall Bishop, James G. Roberts and Richard D. Dicks were sworn in by Duane Flowers.

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### **OLD BUSINESS**

None

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### **NEW BUSINESS**

#### A. CONSENT AGENDA

##### 1. 2018-006-SDR

**Regulation:** Licking County Subdivision Regulations

**Articles:** Section 304

**Description:** The property owners are proposing to reconfigure their existing lot within the Beechwood Trails Section 2 Subdivision, in order to create two new lots.

**Township:** Harrison

**Applicant:** Haiyan Fu and Douglas McCarty

**LCPC Planner:** Jay Fisher, Planner I

*Jay Fisher presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The property owners are proposing to reconfigure their existing lot within the Beechwood Trails Section 2 Subdivision, in order to create two new lots.

### **STAFF RECOMMENDATION AND BASIS:**

To APPROVE the proposed replat of the Beechwood Trails Section 2, Application #2018-006-SDR, to reconfigure an existing parcel into two new lots 268-B and 269-B.

The basis for this approval is that the proposed replat will conform with the Licking County Subdivision Regulations.

*There were no questions from the LCPC.*

**Vote:** Ronda Saunders made a motion to approve. Rick Black seconded the motion. A voice vote was called and the motion passed unanimously.

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#### B. SUBDIVISION REVIEW, VARIANCES, ZONING RECOMMENDATIONS.

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##### 1. 2018-016-V

**Regulation:** Licking County Subdivision Regulations

**Articles:** Section 8.10: Table 13 Safe Sight Distance; Table 14 of the Access Management Regulations

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

DRAFT

**Description:** Variance from sight distance to the intersection and driveway to intersection spacing on a Minor Collector roadway.  
**Township:** Liberty  
**Applicant:** William B. Goodman  
**LCPC Planner:** Angela V. Farley, Planner I

*Angela Farley presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The applicant is planning to divide the existing 25-acre lot into three 5-acre lots and one 10-acre lot. A shared access is proposed on Nichols Lane for Tracts 1 and 2 because sight distance cannot be met north of the proposed location on Tract 2.

### **STAFF RECOMMENDATION AND BASIS:**

To approve the requested variance from Section 8.10, Table 13 Safe Sight Distance and Table 14 (Driveway Spacing from an intersection) of the Access Management Regulations to allow for the proposed access to Tract 1 and Tract 2 from Nichols Lane as described in the staff report.

This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the Licking County Access Management Regulations and meets the standards for a variance.

*There were no questions from the LCPC.*

**Vote:** Stephen Holloway made a motion to approve variance 2018-016-V. Bill Hagstad seconded the motion. A voice vote was called and the motion passed unanimously.

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## **2. 2018-013-Z**

**Regulation:** Burlington Township Zoning Resolution and Section 519.12 of the Ohio Revised Code  
**Articles:** Article 6 Amendment, Section 606 Submission to County or Regional Planning Commission of the Burlington Township Zoning Resolution and Section 519.12 of the Ohio Revised Code  
**Description:** Text Amendment to Various Articles and Sections of the Burlington Township Zoning Resolution  
**Township:** Burlington  
**Applicant:** Burlington Township Zoning Commission  
**LCPC Planner:** Brad Mercer, Planning Manager

*Brad Mercer presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The Burlington Township Zoning Commission has submitted an application for a non-binding recommendation from the Licking County Planning Commission. The requested recommendation is on the proposed text amendments to the Burlington Township Zoning Resolution. The specific sections are listed under "Amended Sections" below.

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

DRAFT

### **STAFF RECOMMENDATION AND BASIS:**

To provide the Burlington Township Zoning Commission a non-binding recommendation of APPROVAL WITH CONDITIONS for the proposed text amendment (2018-013-Z). This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the Licking County Access Management Regulations and meets the standards for a variance.

The basis for this recommendation is that the proposed zoning text amendment will be in conformance with the Ohio Revised Code, current legal interpretations, the Burlington Township comprehensive plan and good planning practices. The recommended conditions (modifications to the proposed text amendments) are identified in the blue text within this report.

*There were no questions from the LCPC.*

**Vote:** Rick Black made a motion to make a non-binding recommendation to the township to approve with conditions. Ronda Saunders seconded the motion. A voice vote was called and the motion passed unanimously.

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3.     **2018-011-Z**  
      **Regulation:**     Etna Township Zoning Resolution and Section 519.12 of the Ohio Revised Code  
      **Articles:**       Article 6 Amendment and Section 605 Submission to County Planning Commission of the  
                          Etna Township Zoning Resolution and Section 519.12 Amendment of the Ohio Revised  
                          Code  
      **Description:**   Zoning Map Amendment Agriculture District (AG) to Suburban Estate Residential District  
                          (SER)  
      **Township:**     Etna  
      **Applicant:**    Etna Township Zoning Commission/Countrytyme Land Specialist  
      **LCPC Planner:** Brad Mercer, Planning Manager

*Brad Mercer presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The Etna Township Zoning Commission has submitted an application for a non-binding recommendation to the Licking County Planning Commission. Said request is in accordance with Section 605 of the Etna Township Zoning Resolution and Section 519.12 (E) of the Ohio Revised Code. The request is for a non-binding recommendation on an application submitted to Etna Township for a Zoning Map Amendment. Countrytyme Land Specialist is the applicant and they are proposing to rezone property on Lynns Road from Agriculture (AG) to Suburban Estate Residential (SER). The purpose of which is to allow for the owner to further divide the parcels.

### **STAFF RECOMMENDATION AND BASIS:**

To provide the Etna Township Zoning Commission a non-binding recommendation of DENIAL for the proposed map amendment (2017-011-Z).

The basis for this recommendation is that the proposed zoning map amendment will not be in conformance with the township comprehensive plan and good planning practices.

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

DRAFT

Jeff Longhenry, Countrytyme Realty, 1505 Twp Rd 131 SE, Junction City, OH introduced himself. He stated that he had been there just six to seven months ago to get a variance on a driveway on a property a little north of here. He stated he understands the access concerns. His first step was to get it rezoned. On the east side at the curve of the road its right around 499 feet. I'm hoping to get a variance to create a driveway there on that lot. I have a shared driveway on tract 9. We'd like to split these two tracts into two parcels just under 4 acres each and create access on the east side of Palmer Road. Right now they are each 7 ½ acres. If not, we might be able to do a shared drive. I know we'd have to write an easement in for that type of thing. I have had the soils test done. Each tract definitely can support primary and secondary septic systems. Tract 9 has been farmed. Tract 8 has not been farmed in probably 10 years. Larry Riffe mentioned that you can see the trees growing. We've had a lot of people in that area who are interested in smaller properties – around 3 acres not the 7 acre size

Duane Flowers asked if Countrytyme owned the land right above those two tracts. He asked if there was nothing required in Etna for so much road frontage if that would be set off? Jeff replied that the access is shared with those lots. It didn't make sense to split that lot due to the soils. Steve Holloway stated that Lynns Road goes to the north. That piece has frontage on Lynns Road. Duane said OK – that clears it up. Jeff stated that another point he'd like to make is that there is a farm and other properties in that area and other properties that are much smaller than we'd like to do.

Steve Holloway asked Brad what the white striped area on the map was. Brad responded that it is a conservation overlay. It is an overlay the township put in place so they could change the zoning map if desired. The township goes through the exercise to put the zoning in place.

Steve also asked about the access on Palmer Road. One lot has a shared driveway with lots 7 & 8. I assume you are going to split that and the other lot will have access to Palmer? Jeff said there is a couple different ways we could do it. We could run the driveway down so three tracts would share the bell of the driveway. Or, we may be able to do a new drive at the 499 foot mark with a variance from the 550 foot requirement. Steve said so both accesses would be on Palmer Road then right? Jeff responded, yes. Steve said his concern is that Lynns Road we have an industrial park going in there in the gray area. That area is going to become very busy. Palmer Road connects to Rt 310, Lynns Road connects to 204. If you put a subdivision in there it is going to be very very busy. That junction there is going to get very busy for access to Lynns Road.

Dave Dicks stated that Lynns Road will effectively become the back door to the industrial park.

Ronda Saunders asked if the Planning office is recommending denial because it does not conform to the Comprehensive Plan.

**Vote: Ronda Saunders made a motion to make a non-binding recommendation to the township to DENY the rezoning application. Dave Lang seconded the motion. A vote was called and the motion passed unanimously.**

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#### 4. 2018-012-Z

##### **Regulation:**

**Articles:** Article 6 Amendment, Section 605: Submission to County Planning Commission, and Article 19 Planned Mixed-Use Development District (PMUD)

**Description:** Rezoning of 133.99 –acres south of Interstate 70 between SR 310 and Smoke Road from Accommodation Business District (AB) and Light Manufacturing District (M-1) to Planned Mixed

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

DRAFT

**Use Development District (PMUD).**  
**Township:** Etna  
**Applicant:** Etna Township Zoning Commission (Application from CRG)  
**LCPC Planner:** Brad Mercer, Planning Manager

*Brad Mercer presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The Etna Township Zoning Commission is requesting a non-binding recommendation in accordance with Section 605 of the Etna Township Zoning Resolution and Section 519.12 of the Ohio Revised Code. Etna Township has received an application from Hull Inc. on behalf of CRG to rezone 133.99 acres from Accommodation Business District (AB) and Light Manufacturing District (M-1) to Planned Mixed-Use Development District (PMUD). The purpose of which is to develop additional warehousing similar to the proposed CRG development on the west side of St. Rt. 310.

### **STAFF RECOMMENDATION AND BASIS:**

To provide the Etna Township Zoning Commission a non-binding recommendation of DENIAL for the proposed zoning map amendment and zoning text amendment (2018-012-Z).

The basis for this recommendation is that the proposed zoning map amendment will not be in conformance with the Township Comprehensive Plan and good planning practices. Additionally, the specific recommendations and basis thereof listed under specific recommendations on pages 8 and 9 of this report are provided to Etna Township officials are hereby made.

*Chairman Riffe announced that for the record, Mr. Roberts recused himself and has left the table.*

*Chairman Riffe then swore in Ms. Amanda Spencer who was representing the applicant for this case.*

*Chairman Riffe announced that for the record Mr. Weaver has left the meeting but we still have a quorum.*

*Amanda Spencer, Holt and Associates, 59 Grant Street, Newark, Ohio. Amanda stated that she was there really to answer any questions the board may have. She said that she appreciated the thorough staff report that was put together. She added that she understands that we are not following the comprehensive plan the way it appears on the township website but this is something that my client has shown to the township representatives on multiple occasions and feels that this might be something that is good for the township and that's why they would like to pursue this rezoning for this additional development on the east side of Rt 310 now across from their west development.*

*Rick Black stated he seems to recall that the property on the west side has a proposed access point further down. Amanda replied yes, the access point for the CRG Etna Park 70 lines directly across from the main entrance in to the PetCo facility and at 2.3 million square feet on the west side, give or take a couple hundred thousand is when the signal would be warranted. It would be my client's greatest dream come true to line up this entrance with that signal. They are working very diligently with the owners of that property and the engineering company that was hired to do some planning from the truck stop at that location. Unfortunately nothing is moving on that end right now. We have met with ODOT to discuss the access point for the east side and the direction that we were given was*

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

### DRAFT

*obviously that they would like to see it moved down to the signalized intersection. They also recognize that they need to give us some kind of access onto the property. They would like it to line up with Columbus Parkway and if the PetCo property develops and there is an ability to cut through there for the access then we would change that access for this development to go through the signalized intersection.*

*Rick Black asked if the Columbus Parkway access going to change? Amanda stated that the Columbus Parkway was planned and is still planned in the future to cut through the west development. We are working with the township and the Planning Commission to finalize those couple of pieces that we need to for the preliminary plan. There will be some work on the township's part that will have to happen to help make that happen. We have right of way in place on the west development to be able to reroute that through. And we have the support of the township and of ODOT.*

*Rick stated that it seems to him that with hopefully future west development having additional development on the east side could create some traffic problems. Amanda said it could. ODOT has discussed with us the developable area on this development. When we get through the rezoning, if that is passed and we move forward, there will be a complete comprehensive traffic impact study that gets reviewed by ODOT to help identify the exact square footage. Right now, we've already reduced building 2 down by about 100,000 square feet from the original plan to scale back the amount of traffic. The plan is once Columbus Parkway gets rerouted through the west development and then if the east development is able to route through the PetCo property then their access point would become at best a right in right out. It would no longer be a full movement access point.*

*Dave Dicks asked if the PetCo property is where the old John Deere property used to be? Amanda said she couldn't answer that question. Dave asked if Smoke road has an overpass over I-70? Amanda said yes. Dave said with no connectivity over to Smoke you're going to change the whole complexion up to US 40. Amanda said, it would, yes.*

*Steve Holloway said that when they initially rezoned that area to light manufacturing there was talk that before they can do anything Smoke Road would need to be re-done. That was all agriculture – actually it was wet-lands and it was kind of filled in. Steve stated he really appreciates what Brad has related. He is from Etna Township and he really knows the area. The one thing that area is asking for and what the people in surveys are saying is that there's no retail. Route 40 now, ODOT is limiting access to 40. What's there is there and they aren't going to allow more access to 40. 310 going north to Pataskala with all the housing there's really no place to put retail without a lot of people complaining. Walmart wanted to go there and there were petitions and complaints and everything. So this area here right off of 70 has become the prime target for retail and accommodation because of the location. The community is really looking for this type of parcel because right now in Etna Township it's hard to find. It's all industrial or housing. And because of no access on 40 – or limited access on 40, there are really not many places more to go. I think Brad has related very well with what the people in Etna Township are looking for. Also, with the areas for industry, we just passed rezoning to industrial on a huge lot on the west side of Kirkersville I think 100-200-acres. There is so much acreage that we have already zoned through the Planning Commission and through Etna Township for this type of stuff I don't know why they would want to pull the one area that could be retail out of it because I don't know where else they can go if they take that out of the picture.*

*Duane Flowers stated that Amanda mentioned that the trustees would support this. It behooves the trustees to get the Comprehensive Plan up to date. It's seven years behind. That area is changing so rapidly, I think it would help us all make better decisions for the families in that community. Amanda said she certainly didn't want to imply that any of the trustees said that they would vote yes or anything. They just seemed very favorable in looking at this as a*



# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

DRAFT

*potential development understanding that there was somebody that wanted to come in and develop the parcel as opposed to it just sitting as vacant farmland. They were definitely willing to work with us and review this.*

*Duane Flowers said he believes that the best government is the government that's closest to the people. He said he for one does not want to be the one to overrule what the people want is where he's at at this point in time.*

*Steve Holloway said it's called the cubes now right? Amanda said yes, they put up that sign at the same time as the other on just to draw attention to the rezoning. Steve said they've already got that on the sign. They're already marketing it. Amanda said she believes that it was done just to draw attention to the rezoning. They really understand that this is not any kind of done deal.*

*Dave Dicks asked how marketable the Zone A portion would be with no access from 310 and people would have to come down Smoke Road to get to that area. Amanda said her client at this time is only interested in focusing on the industrial part and they would look for an investment company to come in and look at developing the Zone A at a later time.*

**Vote: Ronda Saunders moved to send a non-binding recommendation to approve the said resolution. Duane Flowers Seconded. Explanation: to turn down the vote would be No. A vote was called and the motion failed unanimously.**

**Larry Rife called a point of order stating the motion is to approve or deny.**

**Stephen Holloway made a second motion to deny the resolution with the specific recommendations made by the staff. Rick Black Seconded the motion. A vote was called and the motion passed.**

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### **C. Resolution 2018-007 Adoption of the proposed text amendments to the Licking County Subdivision Regulations of Section 301.3: Adjacent Property Transfers.**

*Chris Harkness said this is the resolution regarding the Public Hearing that was held at 6:30.*

*Duane Flowers said he did not understand it. He would like to speak with Mike Smith.*

*Chris Harkness said he would try to answer the question. He said that Jay kind of explained what this generally is about and Mr. Hart addressed some concerns. Mr. Hart is right in the sense that this new process would entail a few more fees in regard to an additional deed by the grantee rather than the grantor. However, it is far less than what it was two years ago. Previously you would have had to get a new survey to combine the two parcels together and get a new deed. Even with the amendment it's still a compromise to what we required two years ago. It also takes care of the issues that the Auditor's office is having. Chris said he was not aware of any errors. He is aware that the way the current process is set up is that the grantee never has to sign anything. The grantor can get a survey, get it approved, convey it to their neighbor but the neighbor (grantee) does not have to sign the deed. In the restrictive language on the deed the number on the deed is combined. The grantee may never realize the properties are combined. They may have a mortgage on the original property and they mortgage holder is not aware that property was added to the parcel. At a minimum what this process does is the grantee is brought into the process by acknowledging that the parcel is being combined to one piece. If they don't want the properties combined, they always have the option of splitting it as a buildable lot. Duane said that answered his questions.*

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

DRAFT

*Dave Lang asked how many of these we've had in a year. Chris said it's probably our most common transfer. Jay said that since we've switched the process and we don't have to do the combination survey we've seen a significant increase in these types of transfers. It's quicker and less costly.*

*Duane Flowers said we don't know what the fee structure is? Chris said the Planning fees are none. The fees would be with the Recorder's office and any legal fees.*

*Larry Riffe said for the record Mr. Roberts has rejoined us.*

**Vote: Dave Lang made a motion to approve the recommended changes to the Licking County Subdivision Regulation Resolution 2018-007 with the conditions. Ronda Saunders seconded the motion. A vote was called and the motion passed unanimously.**

---

### **D. Resolution 2018-008 in the matter of approving the hire of an LCATS employee for the position of Assistant Transportation Planner**

*Chris Harkness said as he briefed last month we were in the process of posting, advertising and hiring the Assistant Transportation Planner position in LCATS. This is a resolution to hire Gregory Huss from Champaign Illinois.*

**Vote: Ronda Saunders made a motion to approve Resolution 2018-008 in the matter of hiring LCATS employee Gregory Huss. Dave Dicks seconded the motion. A voice vote was called and the motion passed unanimously.**

---

### **E. In the matter of approving the election of Steve Holloway as Chairperson and Ronda Saunders as Vice Chairperson of the Licking County Planning Commission Board for the July 1, 2018 to June 30, 2019.**

*Duane Flowers stated the nomination committee met. We are putting forward two names, Steve Holloway as Chairperson and Ronda Saunders for Vice Chair. Larry Riffe said we need to treat them individually.*

**Vote: Duane Flowers asked for the nomination of Steve Holloway for Chair. Larry Riffe asked if there were any other nominations. They moved to close the nominations. A voice vote was called and Stephen Holloway was elected as Chairperson.**

**Duane Flowers asked for the nomination of Ronda Saunders for Vice-Chair. Larry Riffe asked if there were any other nominations. They moved to close the nominations. A voice vote was called and Ronda Saunders was elected as Vice-Chairperson.**

---

### **PUBLIC COMMENTS**

*None*

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### **DIRECTOR'S COMMENTS**

*Chris Harkness announced that Rob Platte will be leaving the Planning office for an opportunity with Delaware County that he is very excited about.*

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

June 25, 2018

DRAFT

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### **LCPC COMMENTS**

*Larry Riffe thanked everyone for their cooperation for the many years that he's been here. This is my last meeting. Duane said before we adjourn on behalf of the Board of Commissioners, Thank you Larry for all of the service you've given. You've been a great leader and you've stepped up and done things that we've asked.*

---

**Rick Black moved to adjourn. Duane Flowers seconded the motion. All were in favor and the meeting adjourned at 8:40 p.m.**

**NEXT MEETING: MONDAY JULY 23, 2018 (Public Hearing at 6:30 PM)**

Respectfully submitted,

*Cynthia Morrow*

I do hereby certify that the minutes are true and correct copy:

---

Chris Harkness, Director



# STAFF REPORT

## Variance

Application #: 2018-017-V  
Meeting Date: July 23, 2018  
Prepared By: Jay Fisher, CFM, Planner I

Randy Jackson C/o Corey Wills

APPLICANT/PROPERTY OWNER

Union

TOWNSHIP

Granview

ROAD

A variance request from the 550-foot minimum required intersection spacing for a Minor Collector.

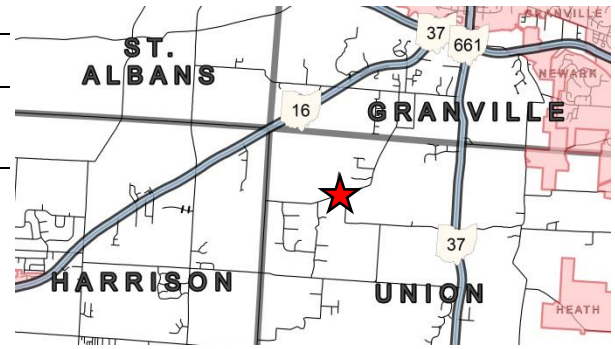
### DESCRIPTION

Section 8.10; Table 14 Driveway Spacing Standards (550' intersection spacing requirement for Minor Collector) - *Licking County Access Management Regulations*

### SECTION / REGULATION

#### BRIEF SUMMARY OF REQUEST:

The applicant owns a 21.295 acre parcel located on the southwestern corner of Granview Road and Hayes Road in Union Township. The parcel currently has an existing driveway and one existing dwelling. He is proposing to divide the parcel into three (3) total parcels and add two (2) additional driveways to the two proposed parcels, one driveway per parcel. The applicant is requesting an intersection spacing variance for one of the proposed driveway locations located at the western end of the existing parcel. The proposed driveway would access Granview Road (Minor Collector).



REGULATIONS	REQUIREMENT	VARIANCE AMOUNT
Licking County Access Management Regulations	550' Intersection Spacing	185 feet +/- to the Northeast

## Staff Recommendation: APPROVAL

Staff Recommendation and Basis: To **approve** the requested variance from Section 8.10; Table 14 Driveway Spacing Standards of the *Licking County Access Management Regulations*, as described in the staff report. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the *Licking County Subdivision Regulations* and meets the standards for a variance.

## PLANNING CONSIDERATIONS

### Background:

The applicant wishes to split an existing 21.295 acre parcel with an existing single-family residence and driveway. The parcel is located on the southwestern corner of Granview Road and Hayes Road in Union Township. The applicant wishes to split the parcel into three (3) parcels, with one of the lots to include the existing single-family residence and existing driveway. The two (2) additional proposed parcels will be used for single-family residential purposes, and each has a proposed access location.

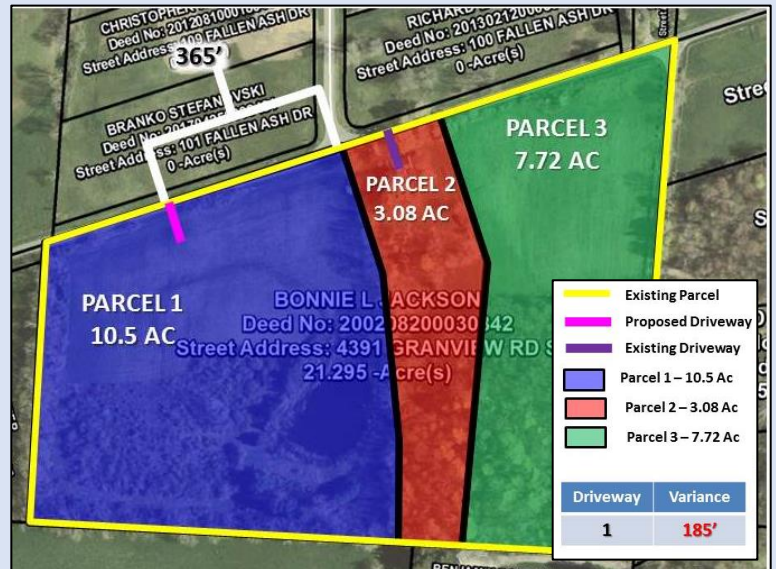
The parcel in question will access the proposed 10.5 acre lot from Granview Road. This parcel meets or exceeds the driveway to driveway spacing requirements for a Minor Collector Roadway. The proposed access location was chosen based on the suggestion from the Licking County Engineer's Office. While this location fails to meet the intersection spacing requirement of 550-feet, the proposed location was chosen because it obtained the best sight stopping distance, by meeting or exceeding the required 550-feet.

### Access Type:

The proposed access would accommodate one (1) single-family residence (**Parcel 1**) at a proposed access point along Granview Road.

### Classification/Speed/AADT:

- Granview Road: Minor Collector
- No Speed Limit Posted (55 mph)
- No AADT Available



### Design Standards:

As per Section 8.10; Table 14 Driveway Spacing Requirements of the *Licking County Access Management Regulations*, driveways along Minor Collector roadways must have minimum intersection spacing of 550-feet. While it may not be the case for every road, the requirement for intersection spacing relates to future development and allows for vehicles to not impede future turn-lanes and tapers. Intersection spacing helps to alleviate the possibility of vehicles stacking back into the intersection should a vehicle need to turn into a residence.



# STAFF REPORT

## Variance

Application #: 2018-017-V  
Meeting Date: July 23, 2018  
Prepared By: Jay Fisher, CFM, Planner I

### **Variance Standards (Section 8.5 Variance Standards of the Licking County Access Management Regulations)**

1. The granting of the variation shall be in harmony with the purpose and intent of these Regulations and shall not be considered until every feasible option for meeting access standards is explored.

*The intent of these regulations is to ensure safe access points on collector roadways for the traveling public and those entering and exiting the public roadway. The proposed access location does not appear to pose a safety concern for the traveling public. The intersection spacing variance being considered is a minor consideration for safety. This is partly because the intersection requiring this variance (Fallen Ash Drive SW) leads into a residential subdivision. This subdivision, based on 2016 Licking County OnTrac aerial imagery, appears to only have ten (10) single-family residential homes within it.*

2. Applicants for a variance from these standards must provide proof of unique or special conditions that make strict application of the provisions impractical. This shall include proof that:

- a. Indirect or restricted access cannot be obtained;
- b. No engineering or construction solutions can be applied to mitigate the condition;
- c. No alternative access is available from a street with lower functional classification than the primary roadway.

*Given the location of the existing residential driveway to the current 21.295 acre parcel and where the potential buyer of the proposed 10.5 acre parcel wishes to locate their home, a shared access point does not appear to be an option. Additionally, even though this parcel has frontage on both Granview and Hayes Roads (both Minor Collectors), due to the location of the proposed 10.5 acre parcel, Granview Road is the only means of access.*

3. Under no circumstances shall a variance be granted, unless not granting the variance would deny all reasonable access, endanger public health, welfare or safety, or cause an exceptional and undue hardship on the applicant. No variance shall be granted where such hardship is self-created.

*Not granting this variance would not deny all access to the parcel, but it would limit the property owner's ability to divide the parcel and create additional building sites to the extent that has been proposed to planning staff. While this hardship can be viewed as self-created the applicant has worked to come up with a proposal that accomplishes the goal of the proposed split while meeting the other requirements for driveway locations along Granview Road.*

4. Emergency access-point drives shall not require a variance from spacing requirements for driveways or roads provided that they are limited to use by emergency equipment only.

N/A

## VARIANCE

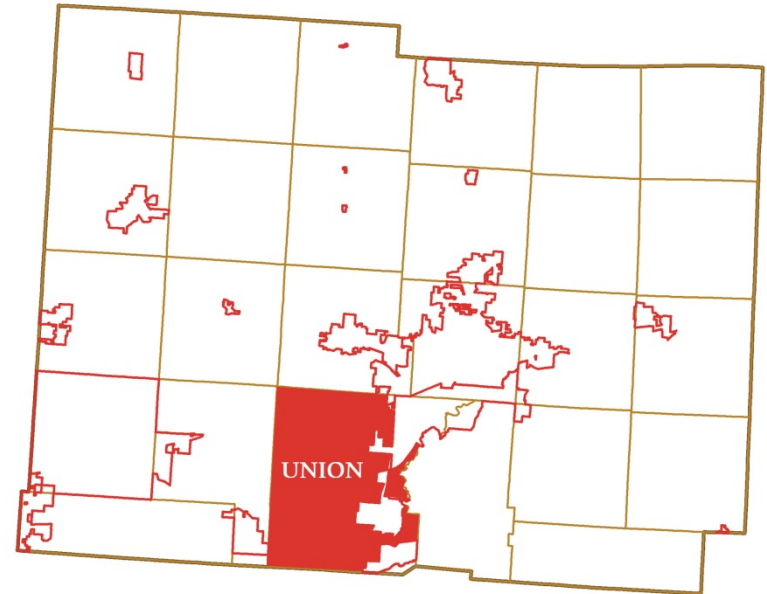
2018-017-V

Licking County Access Management Regulations

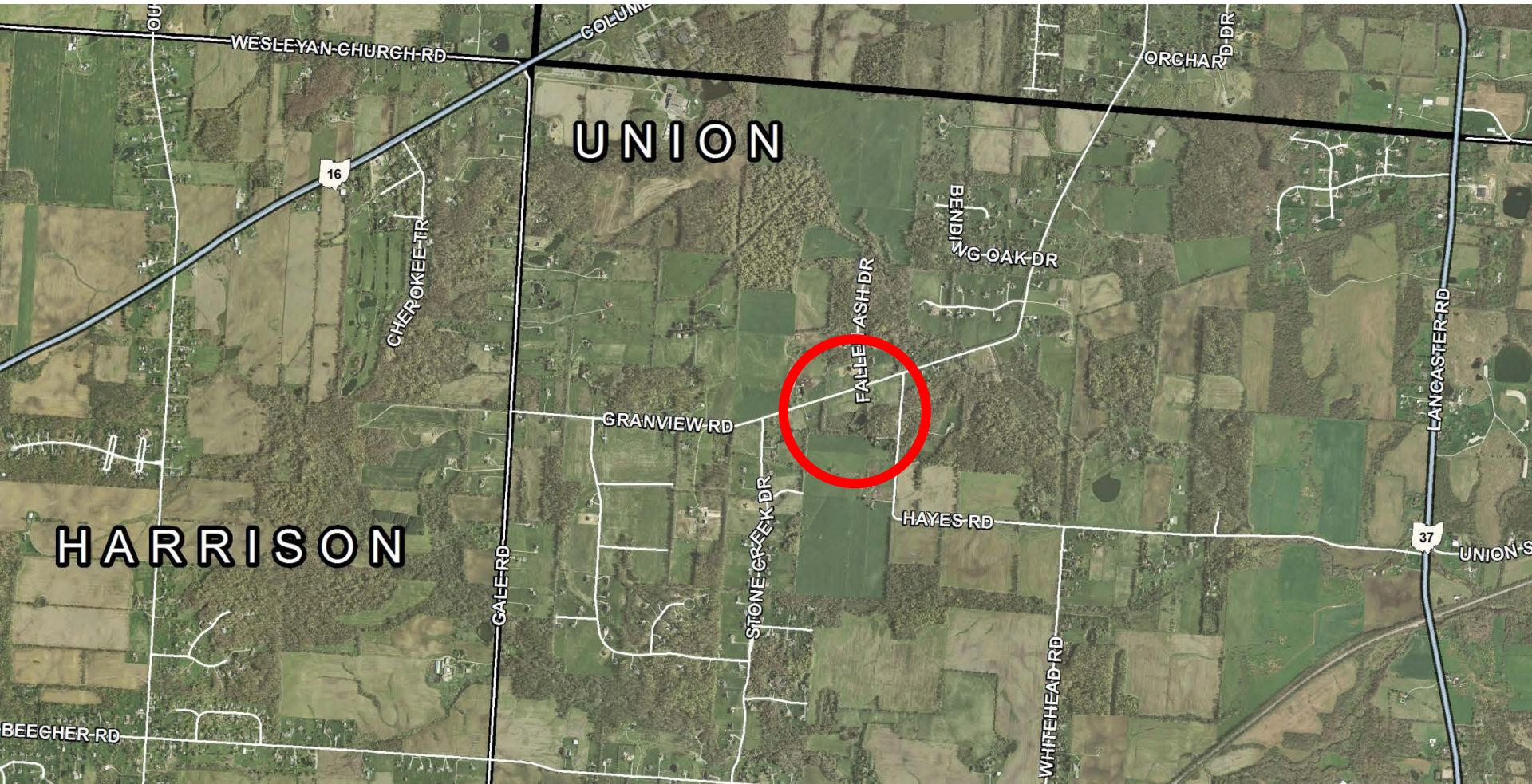
-Section 8.10, Table 14: Driveway Spacing Standards (550'  
between a driveway and road intersection)

## APPLICANT

Randy Jackson  
C/o Corey Wills

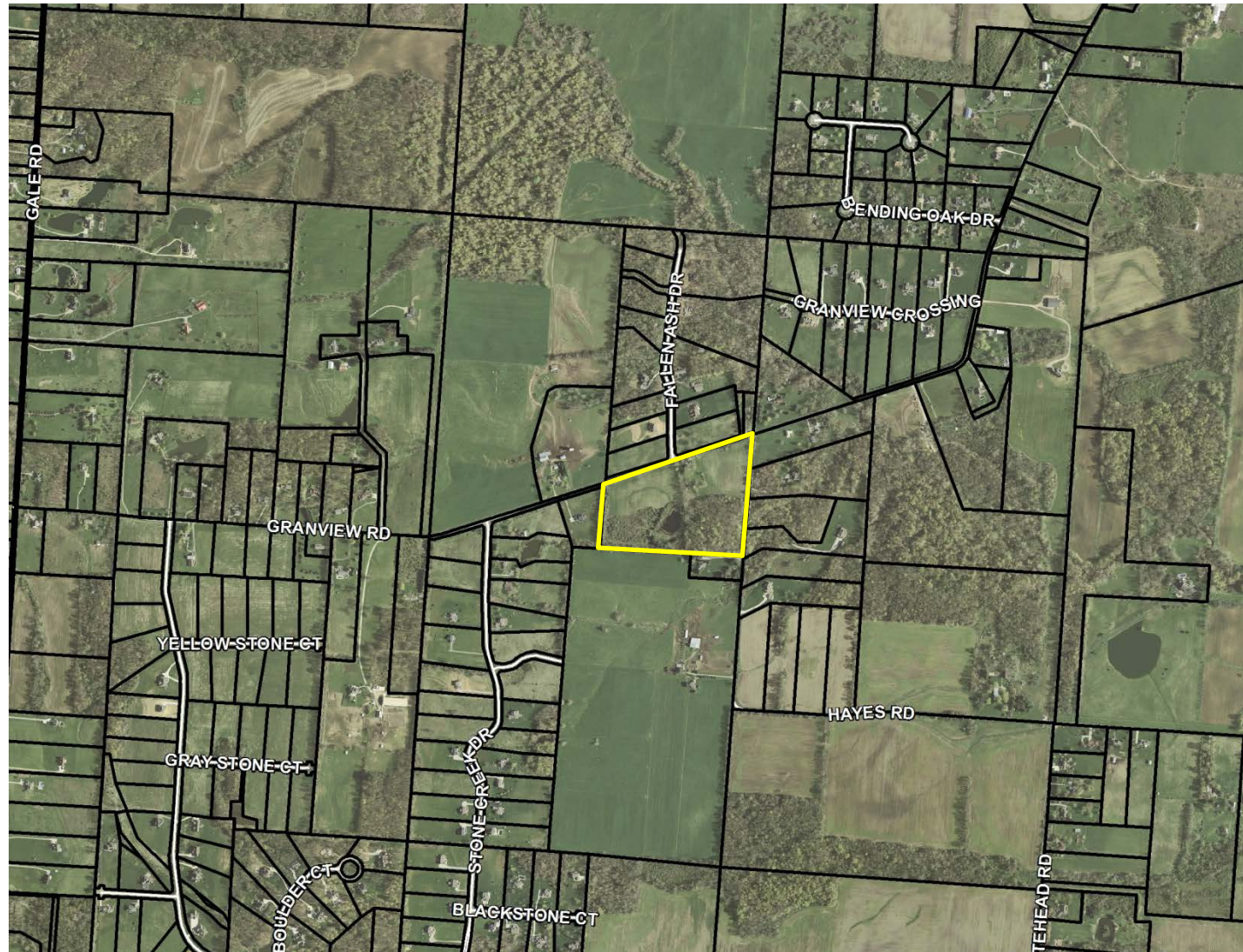








Existing Parcel



AREA MAP

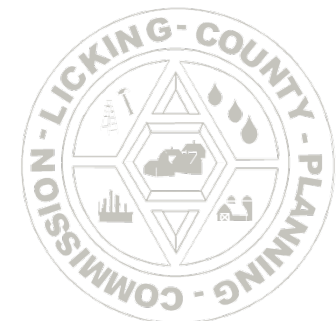




Existing Parcel



SITE MAP





- Existing Parcel
- Proposed Driveway
- Existing Driveway
- Parcel 1 – 10.5 Ac
- Parcel 2 – 3.08 Ac
- Parcel 3 – 7.72 Ac

Driveway	Variance
1	185'

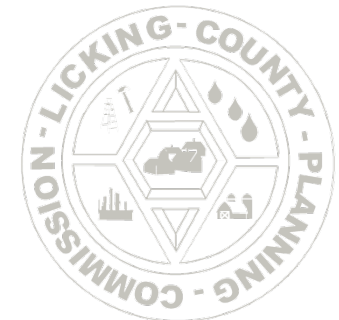


PROPOSED ACCESS SPACING





LOOKING EAST ALONG GRANVIEW ROAD







LOOKING WEST ALONG GRANVIEW ROAD





# STAFF REPORT

## Variance

Application #: 2018-018-V  
Meeting Date: July 23, 2018  
Prepared By: Jay Fisher, CFM, Planner I

Randy Jackson C/o Corey Wills

APPLICANT/PROPERTY OWNER

Union

TOWNSHIP

Hayes

ROAD

A variance request from the 550-foot minimum required intersection spacing for a Minor Collector.

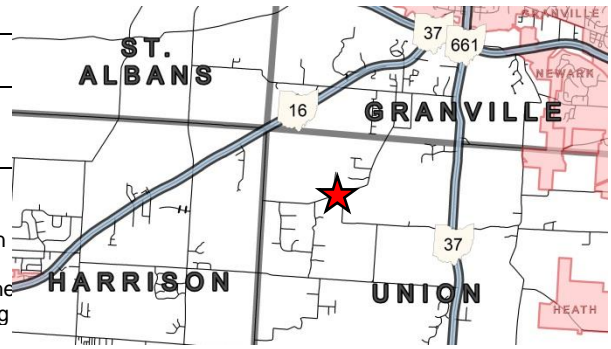
### DESCRIPTION

Section 8.10; Table 14 Driveway Spacing Standards (550' intersection spacing requirement for Minor Collector) - *Licking County Access Management Regulations*

### SECTION / REGULATION

#### BRIEF SUMMARY OF REQUEST:

The applicant owns a 21.295 acre parcel with frontage on both Granview Road and Hayes Road in Union Township. The parcel currently has an existing driveway and one existing dwelling. He is proposing to divide the parcel into three (3) total parcels and add two (2) additional driveways to the two proposed parcels, one driveway per parcel. The applicant is requesting an intersection spacing variance for one of the proposed driveway locations located at the eastern end of the existing parcel. The proposed driveway would access Hayes Road (Minor Collector)



REGULATIONS	REQUIREMENT	VARIANCE AMOUNT
Licking County Access Management Regulations	550' Intersection Spacing	130 feet +/- to the Northeast

## Staff Recommendation: APPROVAL

Staff Recommendation and Basis: To **approve** the requested variance from Section 8.10; Table 14 Driveway Spacing Standards of the *Licking County Access Management Regulations*, as described in the staff report. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the *Licking County Subdivision Regulations* and meets the standards for a variance.

## PLANNING CONSIDERATIONS

### Background:

The applicant wishes to split an existing 21.295 acre parcel with an existing single-family residence and driveway. The parcel is located on the southwestern corner of Granview Road and Hayes Road in Union Township. The applicant wishes to split the parcel into three (3) parcels, with one of the lots to include the existing single-family residence and existing driveway. The two (2) additional proposed parcels will be used for single-family residential purposes, and each has a proposed access location.

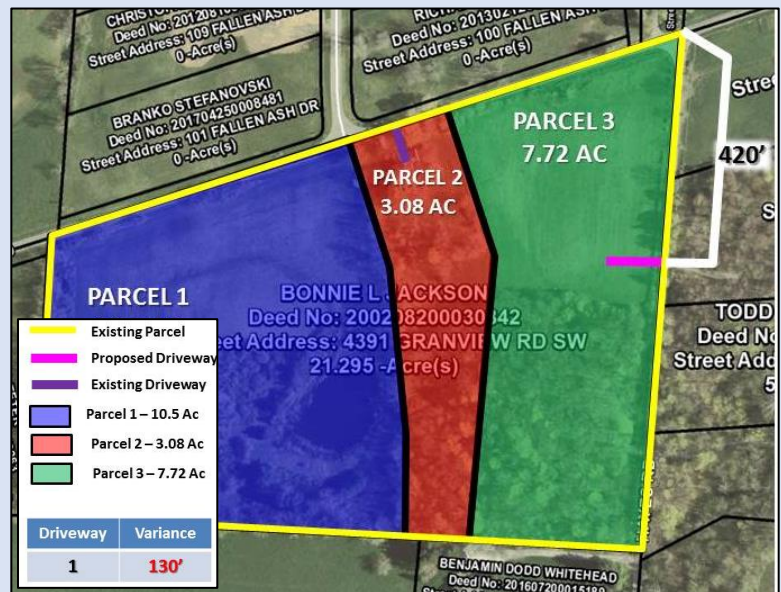
The parcel in question will access the proposed 7.72 acre lot from Hayes Road. This parcel meets or exceeds the driveway to driveway spacing requirements for a Minor Collector Roadway. The proposed access location was chosen based on the suggestion from the Licking County Engineer's Office. While this location fails to meet the intersection spacing requirement of 550-feet, the proposed location was chosen because it obtained the best sight stopping distance, by meeting or exceeding the required 550-feet.

### Access Type:

The proposed access would accommodate one (1) single-family residence (**Parcel 3**) at a proposed access point along Hayes Road.

### Classification/Speed/AADT:

- Hayes Road: Minor Collector
- No Speed Limit Posted (55 mph)
- 706 AADT in 2014



### Design Standards:

As per Section 8.10; Table 14 Driveway Spacing Requirements of the *Licking County Access Management Regulations*, driveways along Minor Collector roadways must have minimum intersection spacing of 550-feet. While it may not be the case for every road, the requirement for intersection spacing relates to future development and allows for vehicles to not impede future turn-lanes and tapers. Intersection spacing helps to alleviate the possibility of vehicles stacking back into the intersection should a vehicle need to turn into a residence.

CWH





# STAFF REPORT

## Variance

Application #: 2018-018-V  
Meeting Date: July 23, 2018  
Prepared By: Jay Fisher, CFM, Planner I

### **Variance Standards (Section 8.5 Variance Standards of the Licking County Access Management Regulations)**

1. The granting of the variation shall be in harmony with the purpose and intent of these Regulations and shall not be considered until every feasible option for meeting access standards is explored.

*The intent of these regulations is to ensure safe access points on collector roadways for the traveling public and those entering and exiting the public roadway. The proposed access location does not appear to pose a safety concern for the traveling public. The intersection spacing variance being considered is a minor consideration for safety.*

2. Applicants for a variance from these standards must provide proof of unique or special conditions that make strict application of the provisions impractical. This shall include proof that:

- a. Indirect or restricted access cannot be obtained;
- b. No engineering or construction solutions can be applied to mitigate the condition;
- c. No alternative access is available from a street with lower functional classification than the primary roadway.

*Given the location of the existing residential driveway to the current 21.295 acre parcel and where the potential buyer of the proposed 7.72 acre parcel wishes to locate their home, a shared access point does not appear to be an option. Additionally, even though this parcel has frontage on both Granview and Hayes Roads (both Minor Collectors), due to the location of the proposed 7.72 acre parcel, Hayes Road is likely the better roadway for access purposes due to intersection spacing. If the applicant were to locate a driveway on the proposed parcel along Granview Road, it would have to worry about two intersections (Fallen Ash Drive and Hayes Road) instead of only being impacted by the intersection with Granview Road.*

3. Under no circumstances shall a variance be granted, unless not granting the variance would deny all reasonable access, endanger public health, welfare or safety, or cause an exceptional and undue hardship on the applicant. No variance shall be granted where such hardship is self-created.

*Not granting this variance would not deny all access to the parcel, but it would limit the property owner's ability to divide the parcel and create additional building sites to the extent that has been proposed to planning staff. While this hardship can be viewed as self-created the applicant has worked to come up with a proposal that accomplishes the goal of the proposed split while meeting the other requirements for driveway locations along Hayes Road. The applicant does have ample frontage along Hayes Road to meet the required 550-foot requirement for intersection spacing. However, this location was chosen mainly because of meeting the required 550-foot sight distance requirement. As you head further south on Hayes Road sight distance begins to become lost due to the topography of Hayes Road. Due to these topographical issues as well as the natural vegetation on the property it would be a hardship upon the applicant to install a driveway that meets the 550' requirement. Additionally, given the size of Hayes Road it*

*is unlikely that a turn lane onto Granview Road or other intersection improvements will be needed in the foreseeable future.*

4. Emergency access-point drives shall not require a variance from spacing requirements for driveways or roads provided that they are limited to use by emergency equipment only.

N/A

## VARIANCE

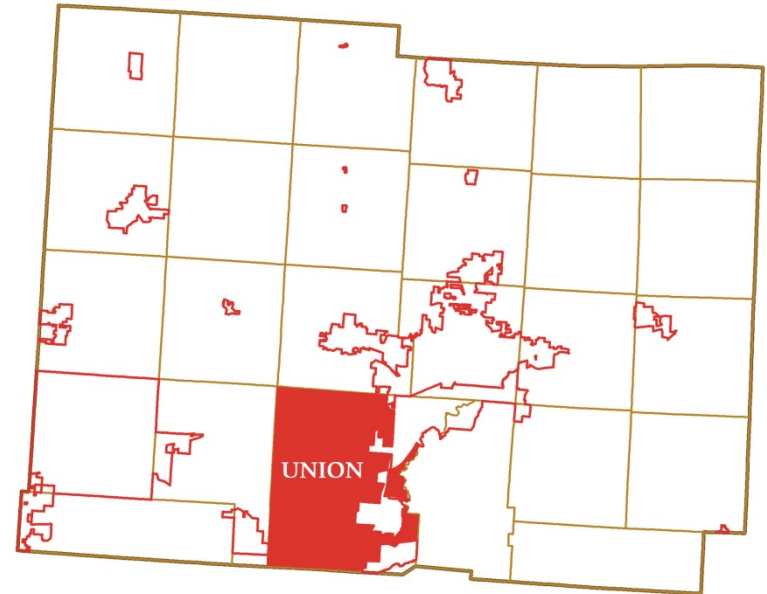
2018-018-V

Licking County Access Management Regulations

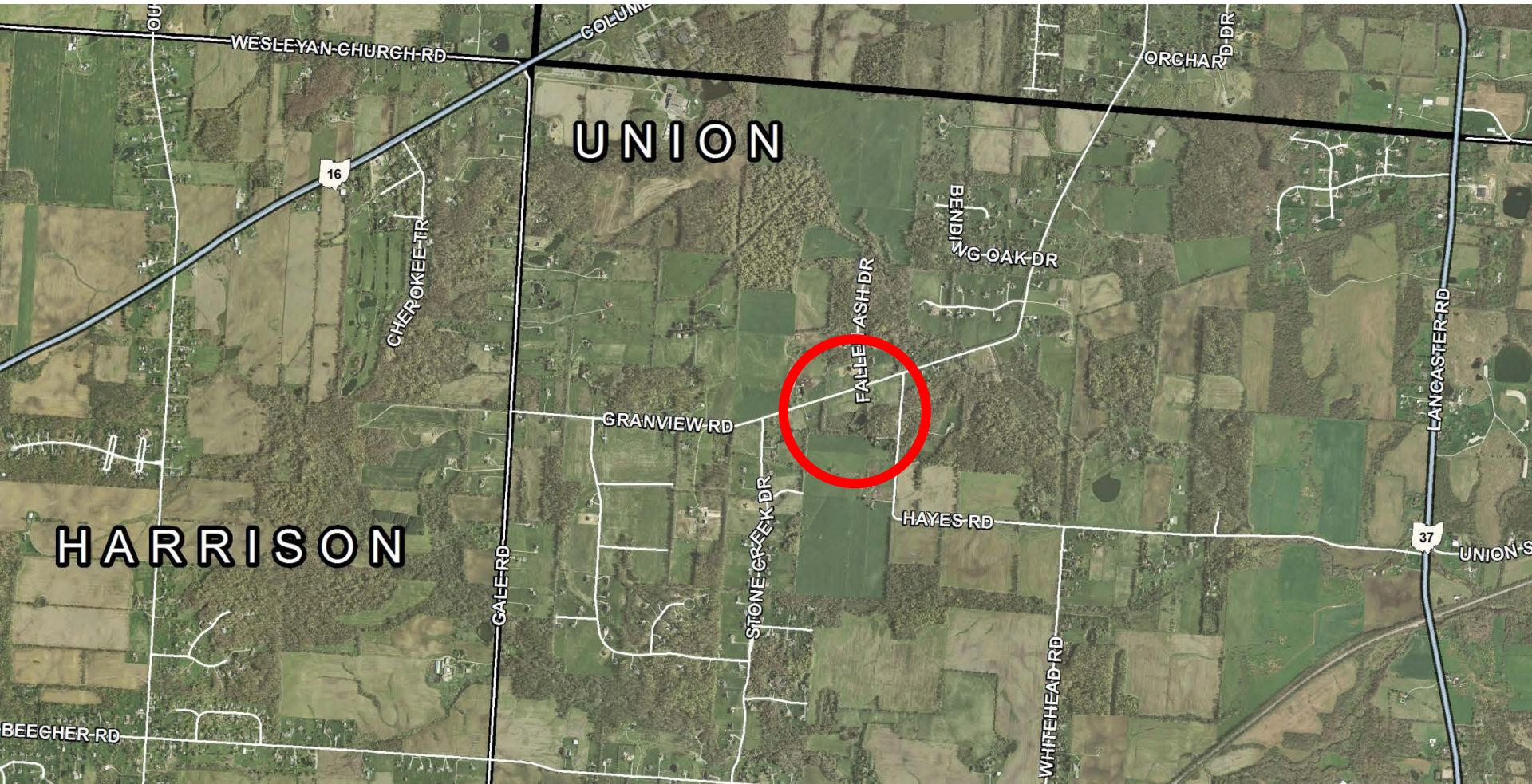
-Section 8.10, Table 14: Driveway Spacing Standards (550'  
between a driveway and road intersection)

## APPLICANT

Randy Jackson  
C/o Corey Wills

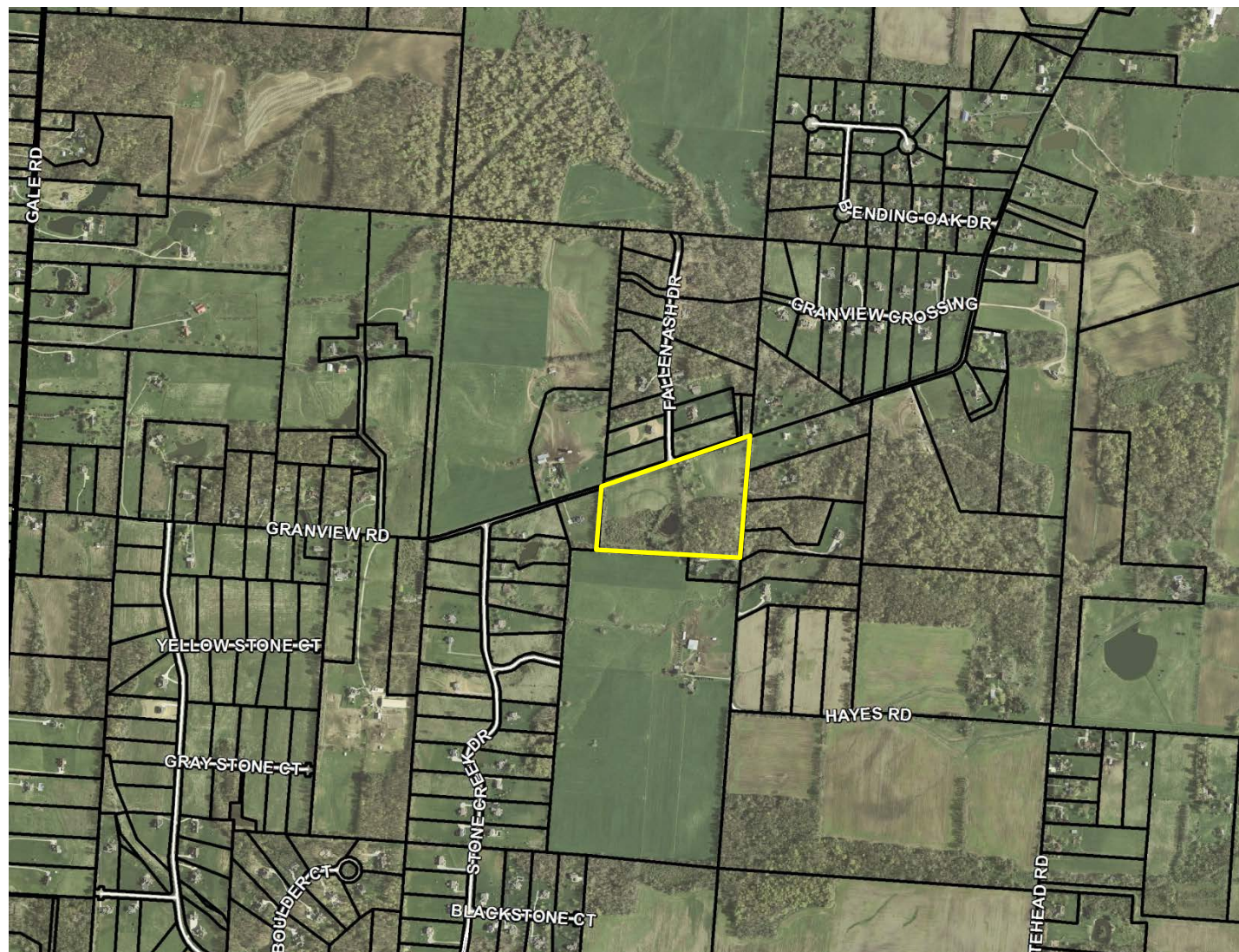








Existing Parcel



AREA MAP

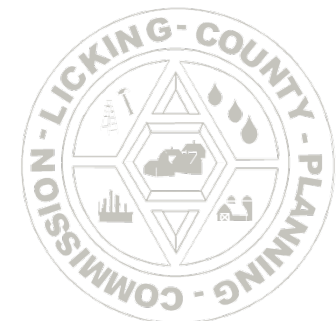




Existing Parcel



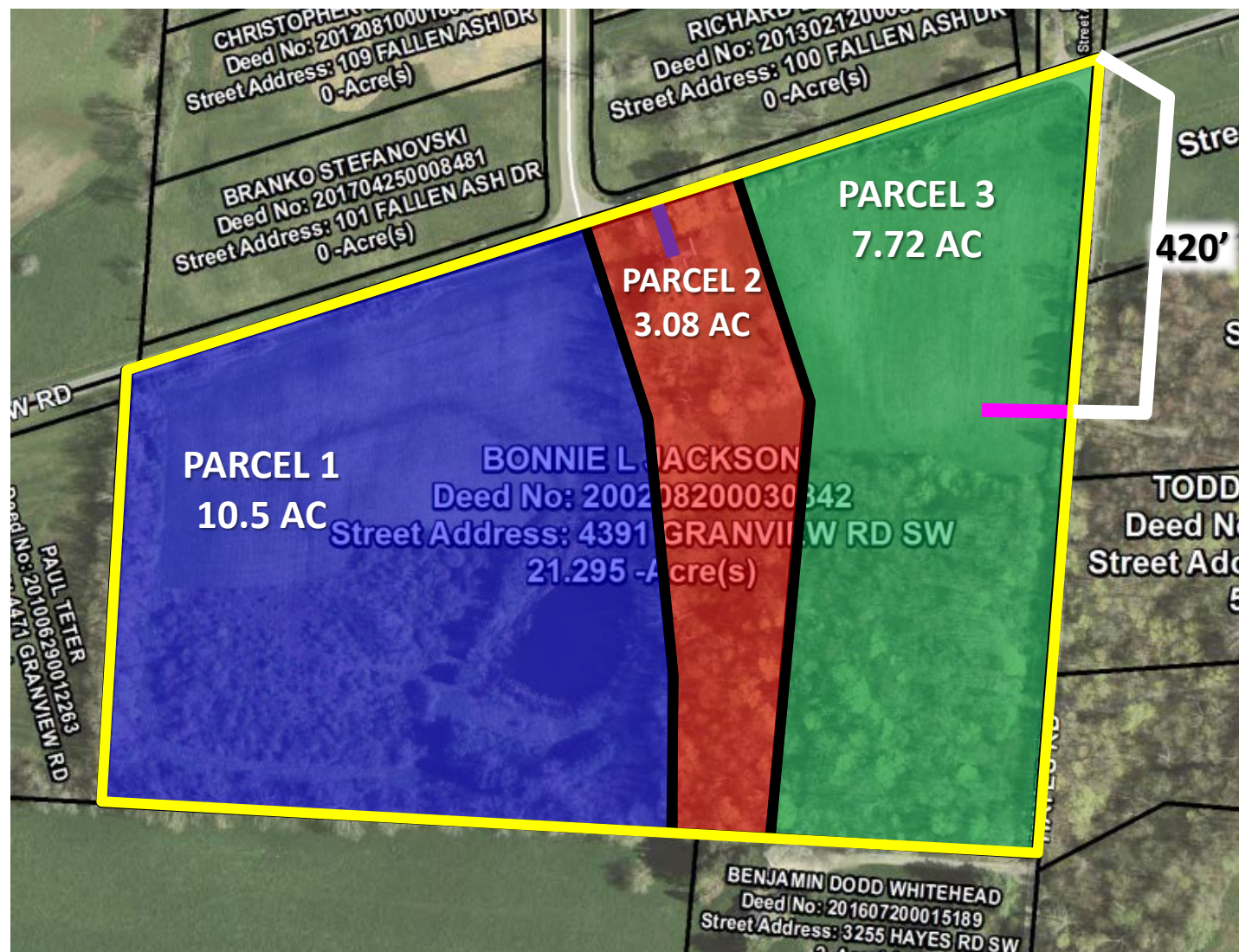
SITE MAP





- Existing Parcel
- Proposed Driveway
- Existing Driveway
- Parcel 1 – 10.5 Ac
- Parcel 2 – 3.08 Ac
- Parcel 3 – 7.72 Ac

Driveway	Variance
1	130'

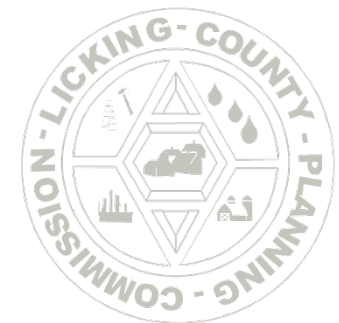


## PROPOSED ACCESS SPACING





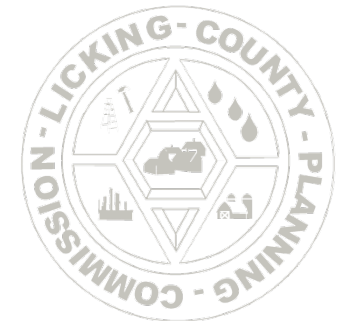
LOOKING NORTH ALONG HAYES ROAD







LOOKING SOUTH ALONG HAYES ROAD





# STAFF REPORT

## Zoning Map Amendment

Application #: 2018-014-Z  
Meeting Date: 07-23-2018  
Prepared By: Brad Mercer, Planning Manager

Jersey Township Zoning Commission  
(Application from Mathew Martin)

Jersey

Jersey Mill

APPLICANT/PROPERTY OWNER

TOWNSHIP

ROAD

Non-Binding Recommendation on a Zoning Map Amendment Application

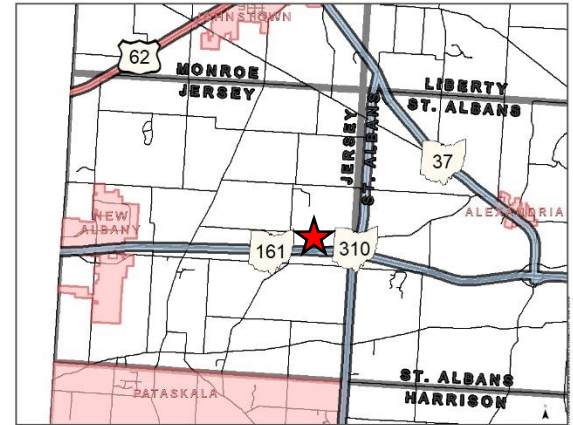
DESCRIPTION

Article 5 Amendment, Section 5.06 Submission to County Planning Commission /  
Jersey Township Zoning Resolution

SECTION / REGULATION

### BRIEF SUMMARY OF REQUEST:

The Jersey Township Zoning Commission (Commission) board members have requested a non-binding recommendation from the Licking County Planning Commission on a proposed zoning map amendment application received by the Commission. Said request is in accordance with Section 5.06 *Submission to the County Planning Commission of the Jersey Township Zoning Resolution* and Section 519.12 of the *Ohio Revised Code (ORC)*. The application submitted is a request to change the zoning for a parcel located at 9825 Jersey Mill Road from Rural Residential District (RR) to Neighborhood Business District (NB).



PERMITTED USES	CONDITIONAL USES	COMPREHENSIVE PLAN	SURROUNDING USES & ZONES
<b>Rural Residential District (RR)</b> <ul style="list-style-type: none"> <li>Agriculture Uses/Commercial Grain Storage</li> <li>One Single-Family Residential Dwelling</li> <li>Public Utility and Service System Buildings</li> <li>Basic Home Occupation with Permit</li> <li>Accessory Structures</li> </ul>	<b>Rural Residential District (RR)</b> <ul style="list-style-type: none"> <li>Extraction of minerals</li> <li>Cemeteries / Golf Courses</li> <li>Religious Institutions</li> <li>Public and Private Schools</li> </ul> <b>Neighborhood Commercial District (NB)</b> <ul style="list-style-type: none"> <li>Construction</li> <li>Food Manufacturing</li> <li>Breweries/Wineries/Distilleries</li> <li>Small Personal Goods Manufacturing</li> <li>Printing/Publishing</li> <li>Carpentry/Furniture/Toy Manufacturing</li> <li>Motor Vehicle Sales</li> <li>Broadcast Networks</li> <li>Financial and Insurance Institutions</li> <li>Auto, Electronics, and other repair services.</li> </ul>	<b>Jersey Township Comprehensive Plan 2030</b> <ul style="list-style-type: none"> <li>Adopted: June 30, 2010, by the Jersey Township Board of Trustees, Licking County, Ohio</li> <li>Adopted: July 29, 2010, by the Board of Commissioners, Licking County, Ohio</li> </ul> <b>Future Land Use Map</b> <ul style="list-style-type: none"> <li>The Future Land Use Map identifies the area in question as Rural Residential-2</li> </ul>	<ul style="list-style-type: none"> <li>Single-Family Rural Residential</li> <li>Agriculture</li> </ul>
<b>Neighborhood Commercial District (NB)</b> Retail <ul style="list-style-type: none"> <li>Leasing Services</li> <li>Professional, Scientific and Technical Services</li> <li>Educational Services</li> <li>Health Care and Social Assistance Services</li> <li>Arts, Entertainment, and Recreation</li> <li>Accommodation and Food Services</li> <li>Service Industries</li> <li>Public Administration</li> </ul>			

## Staff Recommendation: NON-BINDING RECOMMENDATION OF DENIAL

**Staff Recommendation and Basis:** To provide the Jersey Township Zoning Commission a non-binding recommendation of **DENIAL** for the proposed map amendment (2018-014-Z). The basis for this recommendation is that the proposed zoning map amendment will not be in conformance with the Jersey Township Comprehensive Plan 2030 which is still considered relevant and enforced by the township, there is a substantial amount of land not developed for commercial uses along the Worthington Road corridor which is identified in the Comprehensive Plan for the proposed district, the road network is not suited for commercial traffic, the lack of public utilities including water and wastewater, the size of the parcel is not suitable for the proposed district, good planning practices and other considerations as outlined in the report and specified under "Specific Recommendations" at the end of the report.

## PLANNING CONSIDERATIONS

### Situational Conditions:

- Parcel #: 036-110592-00.000
- Parcel Owner: Matthew Martin
- Deed Instrument: 201805230010378
- (Recorded May 23, 2018)
- Street Address: 9825 Jersey Mill Road
- Acreage - .62 acres

- The parcel has 149.76 feet of road frontage along Jersey Mill Road.
- The parcel has an existing residential access driveway on Jersey Mill Road.
- There is an existing single-family dwelling on the parcel.

CWH





# STAFF REPORT

## Zoning Map Amendment

Application #: 2018-014-Z  
Meeting Date: 07-23-2018  
Prepared By: Brad Mercer, Planning Manager

- To the south of the property is St. Rt. 161.

### Existing Zoning District:

- **The text of the Jersey Township Zoning Resolution (Zoning Resolution) purpose statement for Rural Residential District (RR) is as follows:**

*The purpose of the Rural Residential is to provide an area for agricultural pursuits protected from infringement of unguided urban development; to create and preserve a setting for rural small estate residential development; and, to conserve areas physically unsuitable for intensive development.*

- **The text of the Zoning Resolution provides the following minimum lot standards:**

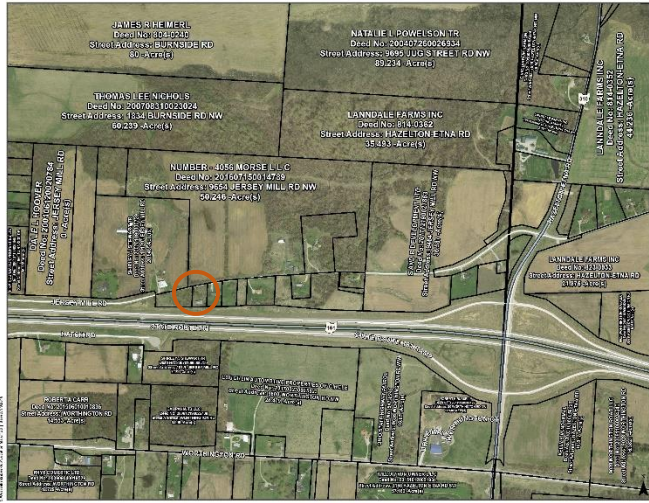
- Minimum Lot Area – 85,000 sq. ft. (1.95 acres)
- Minimum Lot Width – 150 feet
- Minimum Setbacks (Principal Structures)
  - Front – 40 feet
  - Side – 15 feet each side
  - Rear – 50 feet

### Proposed Zoning District:

- **The text of the Zoning Resolution purpose statement for the Neighborhood Business District (NB) is as follows:**

*The Neighborhood Business District is hereby established in the Jersey Township Zoning Resolution to provide a zoning tool to implement the neighborhood commercial land use recommendations of the Jersey Township Comprehensive Plan 2030 (page 54) and it shall be the same as the “Neighborhood Commercial” district description and designation of the comprehensive plan. Also, this district is established to promote the community goals and strategies of the comprehensive plan (pg. 28 to 39) as applicable. The Neighborhood Business District should be located in areas identified as “Neighborhood Commercial” on the Jersey Township Future Land Use Map on page 51 of the Jersey Township Comprehensive Plan 2030.*

*The Neighborhood Business District is intended to provide local businesses that meet the daily and weekly shopping needs and valuable services to the immediate residential neighborhoods of the Worthington Road corridor. In accordance with the comprehensive plan, this district is suitable for areas within 500’ of the roadway, along with the Worthington Road corridor.*



- The dwelling is approximately 25± feet from the ODOT road right-of-way for St. Rt. 161 and approximately 100± feet from the edge of pavement on St. Rt. 161.
- The structure is approximately 120± feet from the Jersey Mill Road right-of-way and approximately 140± feet away from the edge of pavement for Jersey Mill Road.
- The other existing homes in the area are on similarly sized parcels, however, the homes are generally closer to Jersey Mill Road and therefore, have a larger setback from St. Rt. 161.
  - The structure on the adjoining parcel, for example, has 120± feet setback from the ODOT road right-of-way for St. Rt. 161 and approximately 200± feet setback from the edge of pavement for St. Rt. 161.
  - The structure on the adjoining parcel has an approximately 70± setback from Jersey Mill Road right-of-way and 90± setback from the edge of pavement for Jersey Mill Road.
- The surrounding parcels are zoned rural residential district as well and are used for either single-family rural residential uses or agriculture uses.
  - To the east along Jersey Mill Road on the south side of the roadway is primarily single-family rural residential uses.
  - To the north of Jersey Mill Road, there is a farm with a single-family residential use and the remainder of the property is utilized for row crops.





# STAFF REPORT

## Zoning Map Amendment

Application #: 2018-014-Z

Meeting Date: 07-23-2018

Prepared By: Brad Mercer, Planning Manager

- **The text of the Zoning Resolution provides the following minimum lot standards:**

- Minimum Lot Area – 1.5 acres
- Minimum Lot Width – 250 feet
- Minimum Setbacks (Principal Structures)
  - Front – 86 feet
  - Side – 30 feet each side
  - Rear – 10 feet unless it abuts a residential use then it is 50 feet.

- **LCPC Staff Review**

The .62 acre size and 149.76 feet of frontage for the parcel do not meet the minimum lot standards for the existing or proposed zoning district. Additionally, the parcel would not be able to meet all of the yard setback requirements and still have a building envelop. Not to mention off-street parking requirements, on-site septic and well and on-site stormwater infrastructure. Based on these factors the site is not well suited for the proposed district especially without public utilities including water and wastewater and stormwater systems.

### Comprehensive Plan & Future Land Use Map:

- The Jersey Township Comprehensive Plan 2030 (Comprehensive Plan) was adopted in 2010 and has been followed by the Jersey Township officials and considered relevant.
- The Jersey Township Zoning Commission continues to update the Jersey Township Zoning Resolution based on this document. These updates to the zoning resolution began in 2010 shortly after the comprehensive plan was adopted. Therefore, it is appropriate to continue to base decisions on this relevant and utilized document.
- Future Land Use Map  
The Future Land Use Map in the Comprehensive Plan identifies the area in question as Rural Residential-2.
- Comprehensive Plan Text  
**The text of the Jersey Township Comprehensive Plan 2030 (Comprehensive Plan) describes the Rural Residential-2 uses as follows:**

Agricultural and Rural Residential land use should continue to be the predominant way that land in the township is utilized. Farming and a rural lifestyle are what this community identifies with. The areas that are shown as Rural Residential-1 (RR-1) and Rural Residential-2 (RR-2) on the future land use map of this plan will ensure future

generations of township residents that the rural way of life will be preserved.

*The RR-1 and RR-2 zones will play an important role in how the community looks and feels in the future. These areas will reinforce the rural nature of Jersey Township and will give residents the quality of life that they seek. As such, it is important to carefully plan and anticipate the changes that could be coming to the township and how these pristine lands could be affected by those changes. The planning committee realizes that there is a delicate balancing act between property owner rights and the regulation of private lands. Throughout this process, it has been the desire of this body to carefully plan for the future of the township while recognizing the rights of Jersey Township landowners. To accomplish the goal of growing in a smart way, the zoning code for the RR-1 and RR-2 zones must be adjusted to reflect an approach to development that focuses on conservation and preservation.*

### **The text of the comprehensive plan describes the Neighborhood Commercial uses as follows:**

*The neighborhood commercial district will provide valuable services to the residential neighborhoods of the Worthington Road corridor and supplement the offerings of the larger regional commercial corridor. Local businesses that meet daily and weekly shopping needs are amenities that Jersey Township residents wish to have.*

*It is the purpose of this category to depict those areas that are now developed, or appropriate to be developed, in a manner designed to provide local, neighborhood scale, convenience commercial goods, and services. Along the Worthington Road corridor, there are existing commercial establishments that serve the local residents. The continuation of these uses along Worthington Road is recommended.*

*The Neighborhood Commercial district extends 500 feet north and south of Worthington Road, as shown on the future land use map. Commercial land uses should be locally based and small in scale. Large, big box companies should not be allowed in this area. Businesses in this district are designed to provide convenience shopping and service delivery for the day-to-day needs of consumers in the immediate neighborhood. Traffic generation tends to be less than general*



# STAFF REPORT

## Zoning Map Amendment

Application #: 2018-014-Z  
Meeting Date: 07-23-2018  
Prepared By: Brad Mercer, Planning Manager

*commercial, therefore making Worthington Road acceptable for restaurants (but not drive-thru), offices, pet care services, day care centers, personal services, retail product sales, vehicle service, garden centers and similar uses that serve the general needs of the local community. Vehicle mobility must be provided for but in a manner that does not compromise pedestrian safety and mobility in the corridor.*

### Conformity to the Comprehensive Plan

#### **LCPC Staff Review**

- The requested rezoning is not supported by the Comprehensive Plan. The plan was developed by a committee consisting of residents, property owners, business owners, and local officials. The committee had input from other residents, property owners, business, owners and local officials through a survey and several public work sessions, meetings, and hearings.
- Therefore, the Comprehensive Plan is a collective vision of the people of Jersey Township that has been developed with forethought, consideration of individual needs vs. the community needs as a whole, and the needs to preserve and yet allow for growth in the township.
- As documented above, the Comprehensive Plan clearly identifies the area in question for rural residential uses including single-family rural residential uses, and agriculture uses.
- Commercial uses, and more specifically, neighborhood commercial uses are clearly identified along approximately four (4) miles of Worthington Road. There is a substantial amount of parcels and acreage along this corridor to accommodate these types of uses that are currently undeveloped.
- To encroach upon an area that is not currently identified for such uses is not necessary because there is an abundance of land available for the proposed zoning district that conforms to the current effective and community developed a comprehensive plan.
- This segment of Jersey Mill Road connects St. Rt. 310 to Burnside Road. The northern portion of Burnside Road extends from the dead end at St. Rt. 161 north to its termini at Jug Street Road.
- Jersey Mill Road terminates as a cul-de-sac approximately 1000 feet west of Burnside Road.
- The road pavement width is approximately 19 feet in width.
- The road pavement is chip and seal.
- Current standards in the Licking County Subdivision Improvement Regulations for new roads in commercial developments have a minimum of 26 feet of pavement width with curb-and-gutter and 20 feet of pavement width with 4' berm on each side for non-curb-and-gutter roadways.
  - Additionally, the roadways are paved with asphalt and do not have a chip-and-seal course.
- The road network currently is not ideal for commercial traffic. Although the pavement width is minimally short of the current pavement width standards for a non-curb-and-gutter the road pavement composition being chip-and-seal may not withstand commercial traffic as the corridor develops. Therefore, requiring substantial public investment to reconstruct the roadway to support the commercial traffic.
  - Whereas the currently identified location for neighborhood business and other commercial uses is along Worthington Road, which is well suited to support commercial traffic.
    - Worthington Road being a former State Route has a substantial road base and pavement to support the traffic and the pavement width is appropriate for commercial traffic including semi-tractor trailer vehicles which may provide deliveries or be part of the function of a commercial use.

#### Utilities:

- Currently, the area in question is not served by public water and wastewater utilities. Therefore, the site would need to be supported by on-site septic and well system. Without a soils analysis report from a certified soil scientist, the Licking County Health Department is unable to provide a definitive

### **PLANNING ANALYSIS**

#### Access & Roadway:

- The parcel in question has access to Jersey Mill Road, which is a township road.



# STAFF REPORT

## Zoning Map Amendment

Application #: 2018-014-Z  
Meeting Date: 07-23-2018  
Prepared By: Brad Mercer, Planning Manager

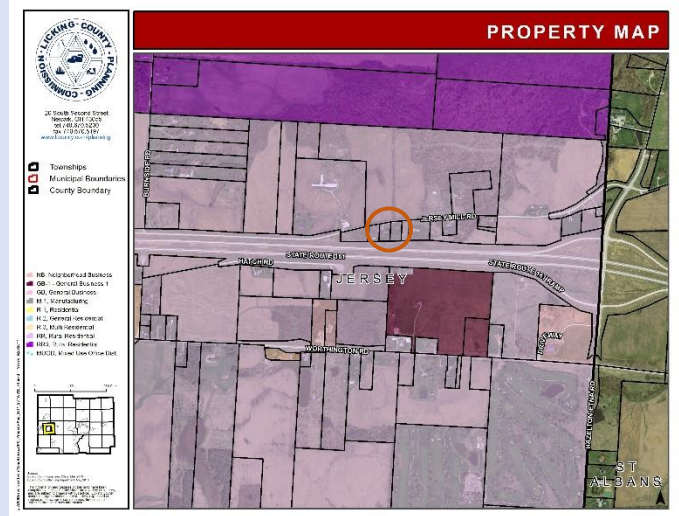
answer as to whether or not the site would support a system.

- However, the size and type of commercial use may be limited due to the parcel .67 acre size. Additionally, it was observed that the parcel has a significant slope downward from the roadway and that there is a wet area in this low lying topography. This may also limit the ability of the site to support an on-site septic and well system. Again, this would need to be determined by a professional soil scientist completing a soils examination.
- Based on a correspondence with Leo Conkel, General Manager of the Southwest Licking Community Water and Sewer District (District), the Districts stance on extending water and wastewater services into Jersey Township and St. Albans Township is the same. It will be developer driven and funded.
  - Currently, there are no plans or developer interest in paying to extend public water and sewer north of State Route 161 and even west down Jersey Mill Road.
  - It would take a developer of a large development with funding sources to extend these line due to the cost involved including crossing State Route 161.
  - On the south side of State Route 161, this is going to occur. The Coughlin Automotive Group owners are working with the district to extend water to the area and fund the extension. The extension will come up State Route 310 and then go west to the Coughlin Automotive Group dealership site.
    - Again, this is only water, sewer is not currently being extended.

### Surrounding Zoning and Land Uses, and Compatibility of Zoning Districts:

- Surrounding the parcel in question are parcels used for single-family residential land uses. Particularly along the south side of Jersey Mill Road. Along the north side of Jersey Mill Road are parcels used for agriculture including row crops. The entire area is zoned Rural Residential District (RR).
- In general, a neighborhood business district is an appropriate transition district between residential areas and higher intensity land uses such as

general commercial and manufacturing.



- However, in the area in question, the district is not well suited or compatible with the area due in part to the intended and current use of the area. The area is not currently, nor is it intended to be higher intensity land use such as commercial or manufacturing. It is intended to be rural residential and agriculture. Introducing a commercial use into an area like this will defeat the purpose of the plan and zoning and would encourage development.
- Once a zoning district is established in an area it is expected by landowners and the courts to be allowed to reasonably grow. Otherwise, it may be spot zoning, which is not considered legal.
- The current effective Comprehensive Plan has done a good job of identifying areas for these types of land uses to allow them to grow and be supported by the community. The area in question is not one of these areas and should not be considered as an exception.

### Vision of Future Land Use Plan:

- As indicated above, the Vision of the Comprehensive Plan for the area in question is rural residential and agriculture. The purpose is to preserve the rural character and heritage of Jersey Township and provide an area of the township for agricultural pursuits.
- The plan's vision for commercial uses including neighborhood commercial is to have a commercial corridor along Worthington Road between Mink



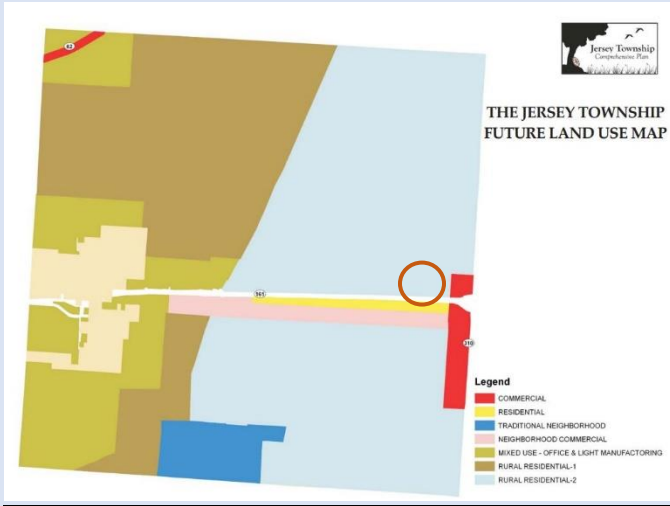


# STAFF REPORT

## Zoning Map Amendment

Application #: 2018-014-Z  
Meeting Date: 07-23-2018  
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Street and State Route 310. This is based in part on the road network that is in place, the fact that public funds would not be needed to construct a road network to support these uses. Additionally, the visibility to St. Rt. 161 and access to three major interchanges make this area well suited for commercial pursuits.



### Property Available in Zoning District:

- As indicated above, there is a substantial amount of land area available along the Worthington Road corridor that is not developed. This area is identified in the Comprehensive Plan and has been supported by the township's actions to rezone property in previous zoning amendment applications.

### Previous Zoning Amendment Applications and Actions for the Area in Question:

- Previously there have been two other zoning amendment applications for parcels east of the property in question before you reach St. Rt. 310.
  - Application 2016-013-Z, which was a non-binding recommendation of the LCPC board to Jersey Township to deny a zoning map amendment application by Coughlin Automotive Group. The request was to rezone a parcel on the south side of Jersey Mill Road from Rural Residential to General Business District (GB-1). The township denied this application.
  - Application 2015-019-Z, which was a non-binding recommendation of the LCPC board to Jersey Township to deny a zoning map amendment application by the Ruth Krumm Estate. The request was to rezone a parcel on the north side of Jersey Mill Road from Rural Residential District

(RR) to General Business District (GB-3). The township denied this application as well.

- Both applications cited in part the lack of public utilities, the road network, size of parcels, and intensity of land uses proposed as a basis for the denial despite the fact that the area in question adjacent to the interchange of State Route 310 and State Route 161 where these parcels were located was identified for general commercial uses. Additionally, the fact that there are areas identified for the proposed use that are not developed and appropriate for the intensity of land use was a reason for the denial.
- The parcel in question has these same factors with the exception that it is in an area not identified for commercial uses, but instead rural residential and agriculture uses.

### Factors that make the site a viable option for the proposed zoning district.

- The fact that the site has visibility to State Route 161 makes it well suited for commercial uses. This can be stated for any parcel along State Route 161, which is a major east-west highway that has a large volume of traffic.
  - Commercial uses in part depend on visibility and easy access to attract customers from highways.
- Additionally, the parcel has a low property value, which means there is a lower cost to acquire the parcel. The parcel was purchased on May 23, 2018, for \$13,000 based on the Licking County Auditor records.
  - The low property value is due in part to the Ohio Department of Transportation ODOT land take on the parcel in order to construct State Route 161. However, the previous owner was compensated for the depreciation in land value and for the acreage taken by ODOT for the highway.
  - Prior to the highway being constructed the property was appraised \$156,000.00. ODOT paid the owner \$190,000.00 in acquisition cost and an additional \$4,512.40 in relocation cost.
  - The current owner purchased the property as is, knowing the value of the property and the site conditions. Therefore, this should not be a factor



# STAFF REPORT

## Zoning Map Amendment

Application #: 2018-014-Z  
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Prepared By: Brad Mercer, Planning Manager

in the consideration of rezoning this property.

- Additionally, the low parcel value is due in part to the current zoning and permitted and conditionally permitted uses within this district. Again the owner purchased the parcel with the ability to have full knowledge of the zoning for the property.

### Specific Recommendations

1. The LCPC staff recommends that the LCPC board make a non-binding recommendation to Jersey Township officials to deny the requested rezoning. The basis for this recommendation is as follows:
  - a. The neighborhood business district is not supported by the Comprehensive Plan text and the future land use map.
    - i. The text and map have been and continued to be considered relevant and enforced by the township.
  - b. There is a substantial amount of land that is undeveloped for the proposed district along Worthington Road, which is supported by the Comprehensive Plan and the future land use map.
  - c. The road network is not well suited for commercial traffic. Worthington Road is well suited and is identified for such uses and has the necessary infrastructure in place. Therefore, public funds would not be needed to upgrade the road network along the Worthington Road corridor but would be required to upgrade the Jersey Mill Corridor.
  - d. The area in question is not served by public water and wastewater and there are no plans to extend these services to the area at this time.
  - e. The parcel size is not suited to accommodate all of the zoning requirements for a commercial property and accommodate on-site septic and well, and stormwater management.

Applicant justification to Jersey Township provided in the application to the township.  
Prepared by: Matthew Martin, Applicant

#### Proposed Zoning Change

The current zoning for 9825 Jersey Mill Rd is residential. This parcel would be more appropriate for Neighborhood Commercial zoning.

Here is why:

1. The existing structure is too close to the freeway for residential use.  
The house is less than 100' from the 161 freeway and the noise/vibration is nuisance. The sound is bad from inside the home, but it's absolutely unbearable from the backyard.
2. The current situation on Jersey Mill Rd creates a residential area that's very unappealing to buyers/renters. This will likely lower the property values in the entire area. At the moment, there are multiple uninhabited and deteriorating structures on the street. Is this what Jersey Township wants?
3. The properties on the south side of Jersey Mill Rd would be more appropriate for commercial zoning while the north side would be better for residential due to the freeway.
4. There is concern about commercial traffic on Jersey Mill rd. There are, in fact, many commercial uses that don't generate excessive amounts of traffic. These would be appropriate for the south side of Jersey Mill Rd.
5. *The parcel has been taxed very low over the years. A zoning change to commercial would open opportunities to increase tax revenue to the county and township.*

Comprehensive plan:

*The comprehensive plan has been updated periodically over the years. The intent of the comprehensive plan was to constrain commercial growth to the areas near the main interchanges. This parcel is definitely near the 310 and 161 interchange. I don't believe the intent of the comprehensive plan is to force highly specific boundaries on zoning. It was supposed to be a flexible plan that uses the 'bubble' method.*

Conclusion

Given the unique circumstances of this parcel, It would be appropriate to allow neighborhood commercial zoning of this parcel for uses that won't generate large amounts of traffic.



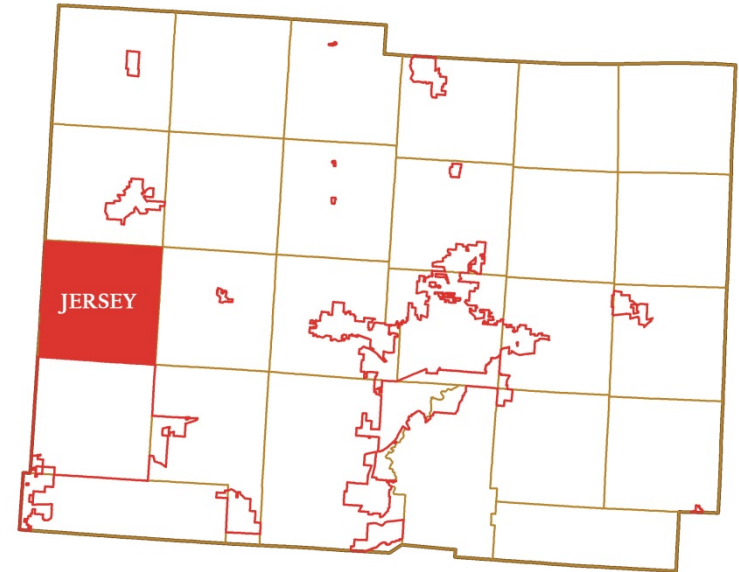
## ZONING – MAP AMENDMENT

2018-014-Z

Etna Township Zoning Map

-Map Amendment: Rural Residential District (RR) to  
Neighborhood Business District (NB)

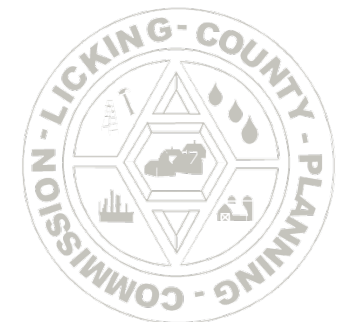
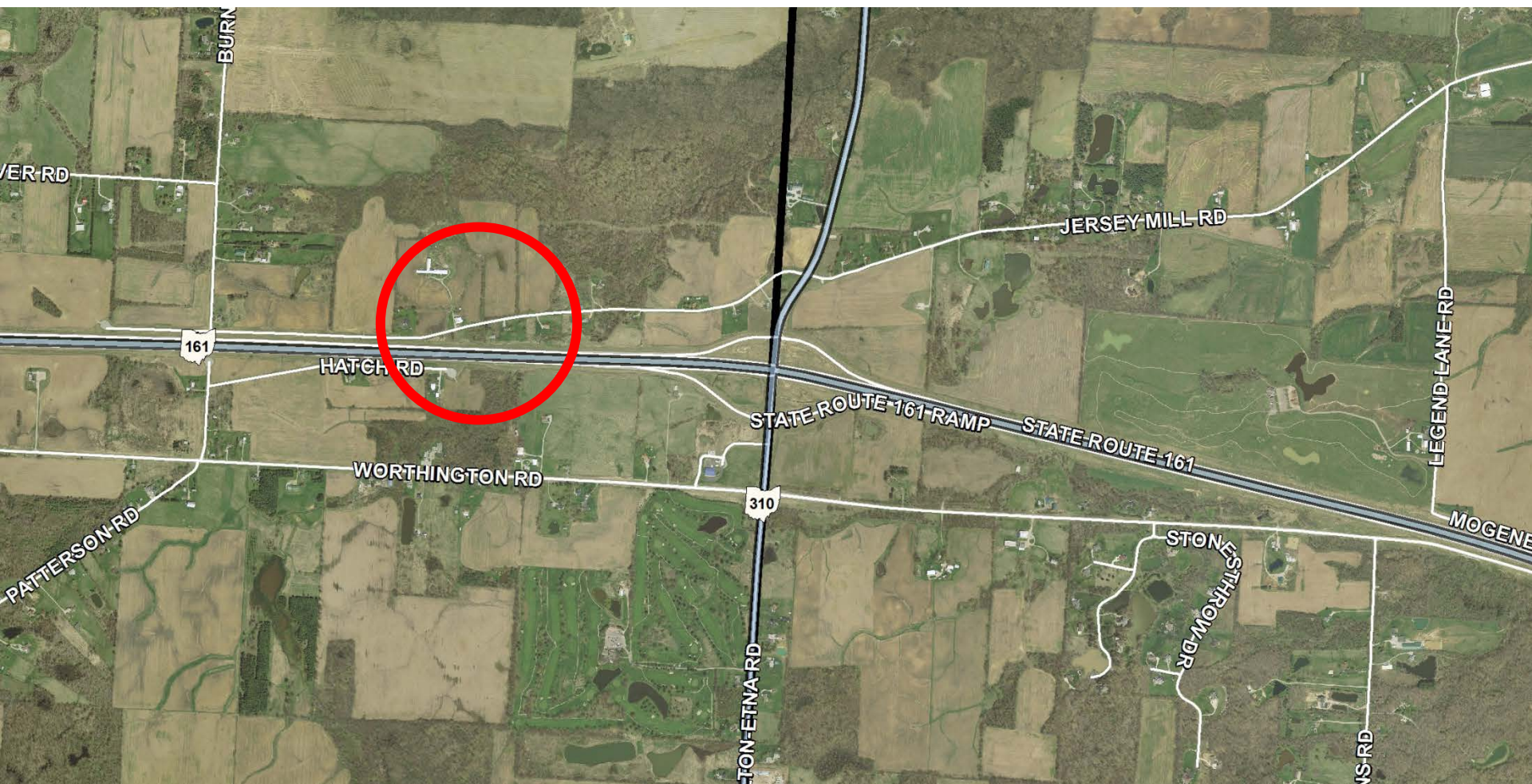
-9825 Jersey Mill Road



## APPLICANT

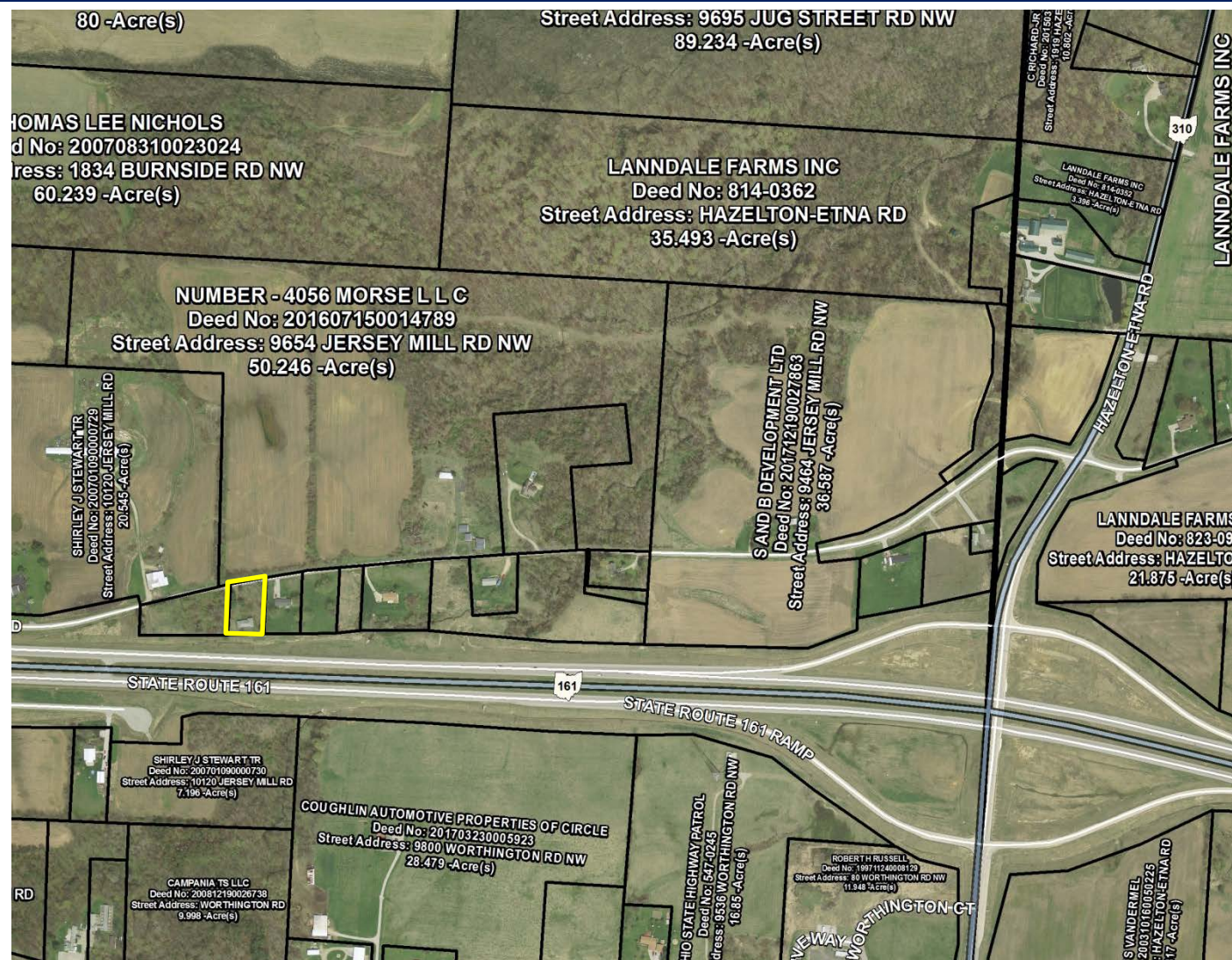
Jersey Township Zoning Commission  
C/o Doug Hart, Chairman



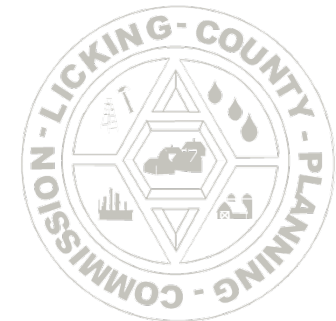




 Existing Parcel



AREA MAP

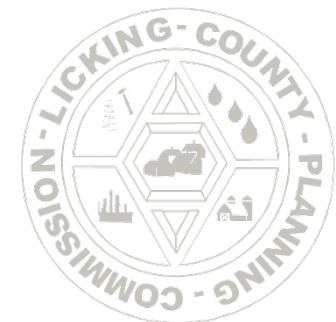







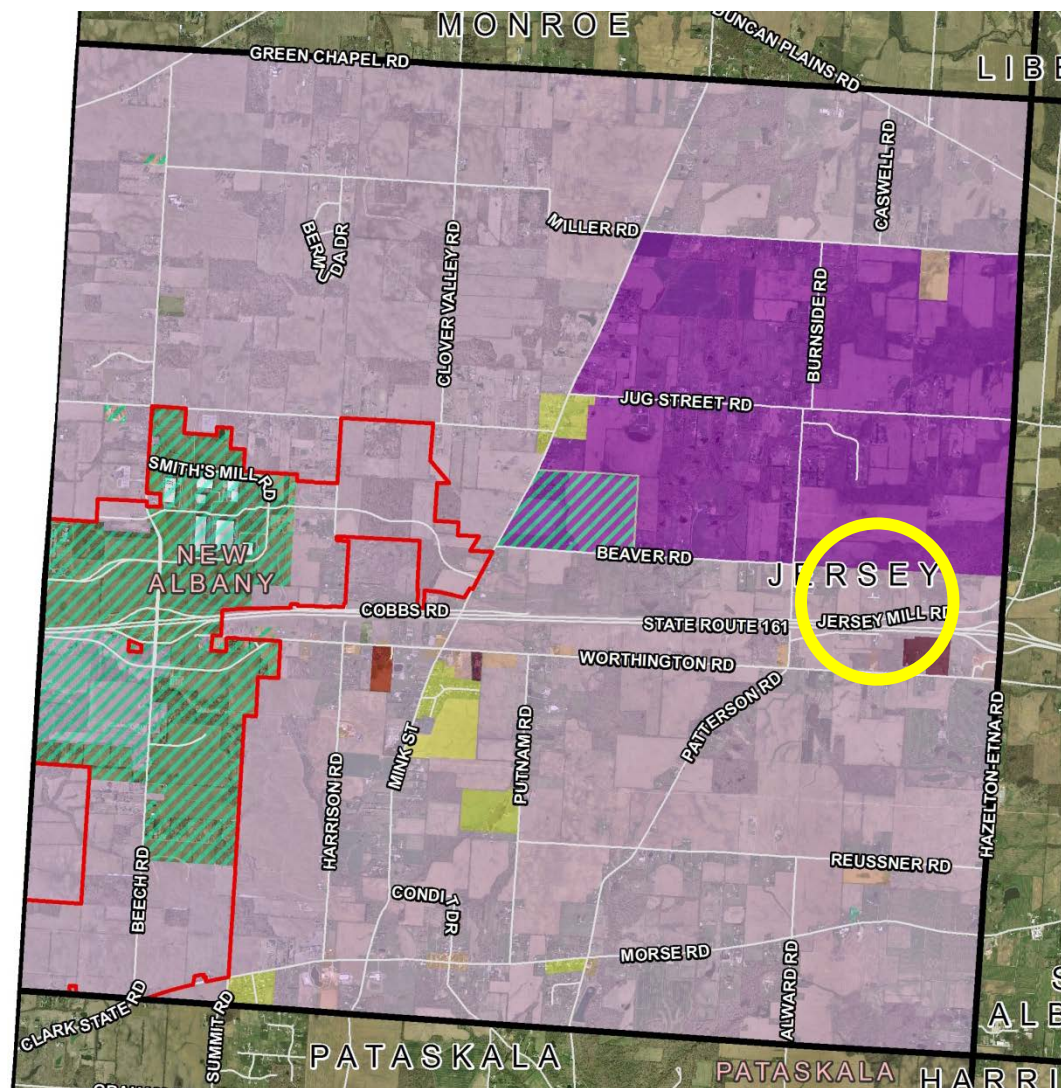
Existing Parcel



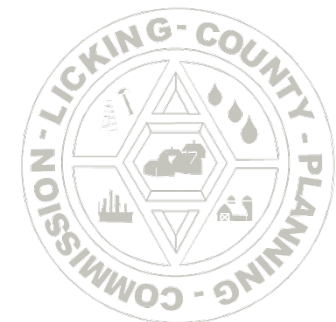
SITE MAP







-  Interstate
-  US Highway
-  State Route
-  Property Location

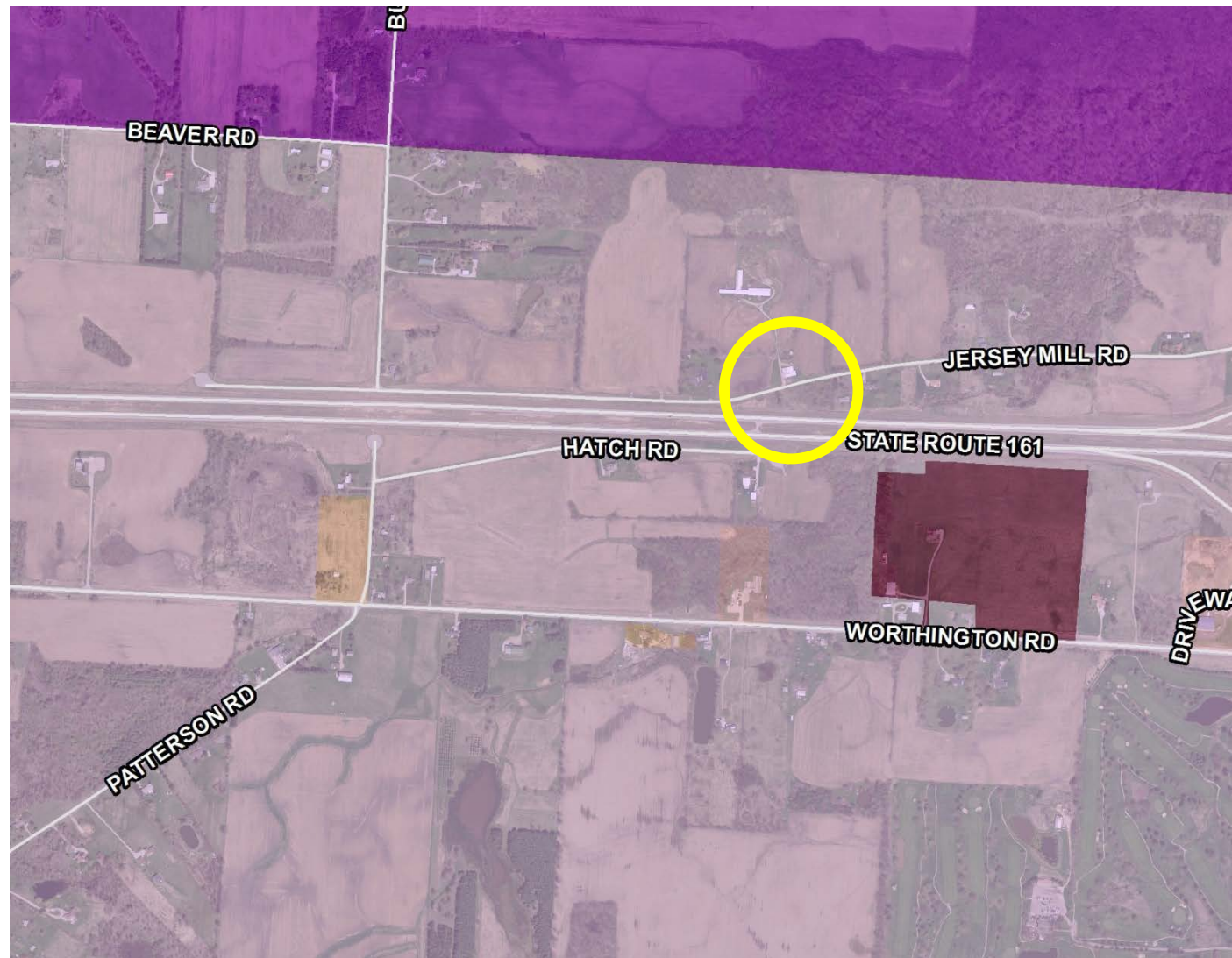


## ZONING MAP – JERSEY TOWNSHIP








-  Interstate
-  US Highway
-  State Route
-  Property Location

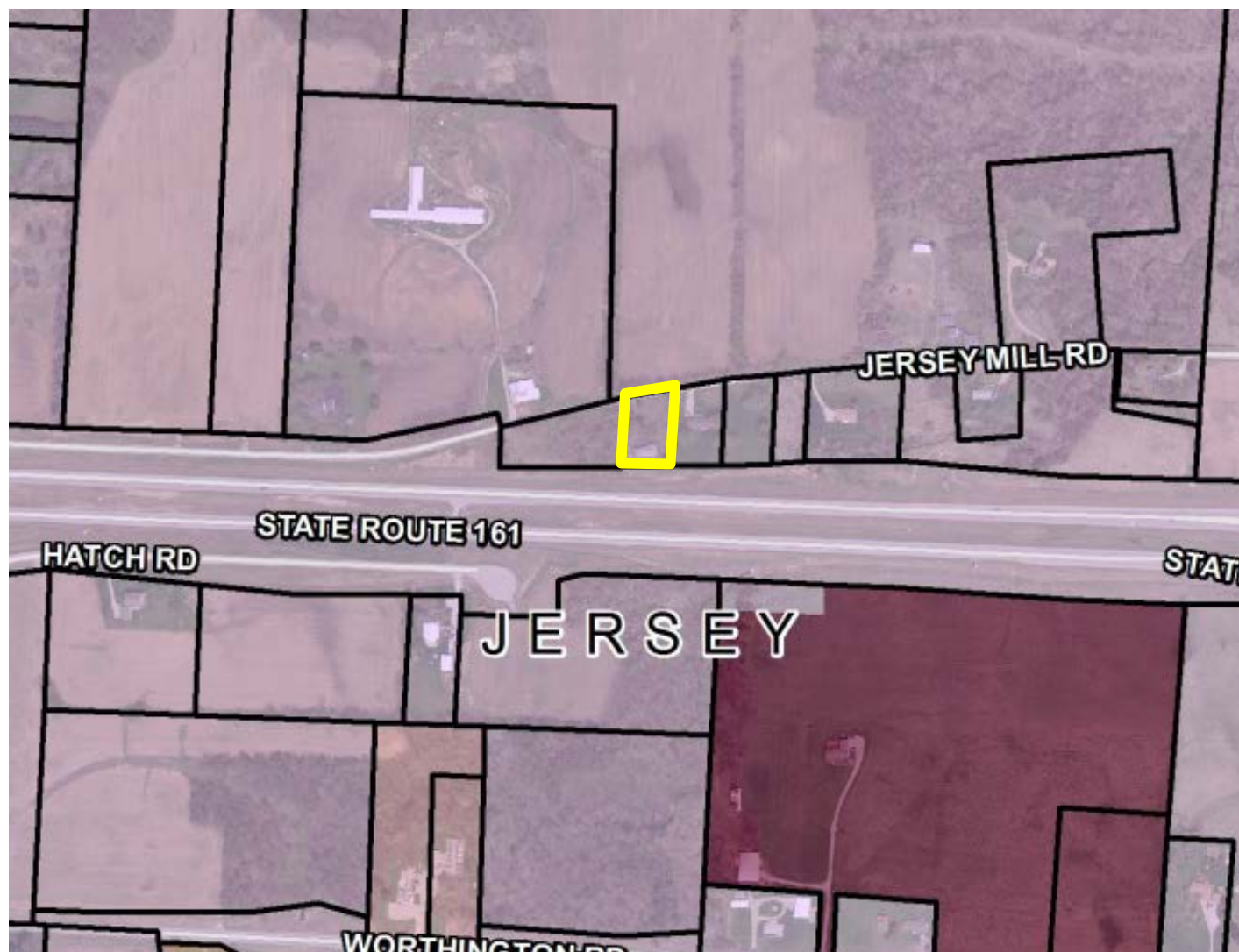


## ZONING MAP – JERSEY TOWNSHIP

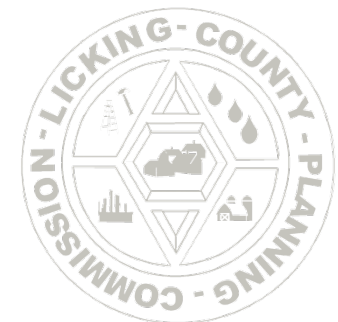




-  Interstate
-  US Highway
-  State Route
-  Property Location



## ZONING MAP – JERSEY TOWNSHIP





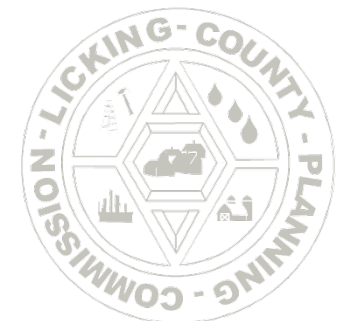
# THE JERSEY TOWNSHIP FUTURE LAND USE MAP



## Legend

- COMMERCIAL
- RESIDENTIAL
- TRADITIONAL NEIGHBORHOOD
- NEIGHBORHOOD COMMERCIAL
- MIXED USE - OFFICE & LIGHT MANUFACTURING
- RURAL RESIDENTIAL-1
- RURAL RESIDENTIAL-2

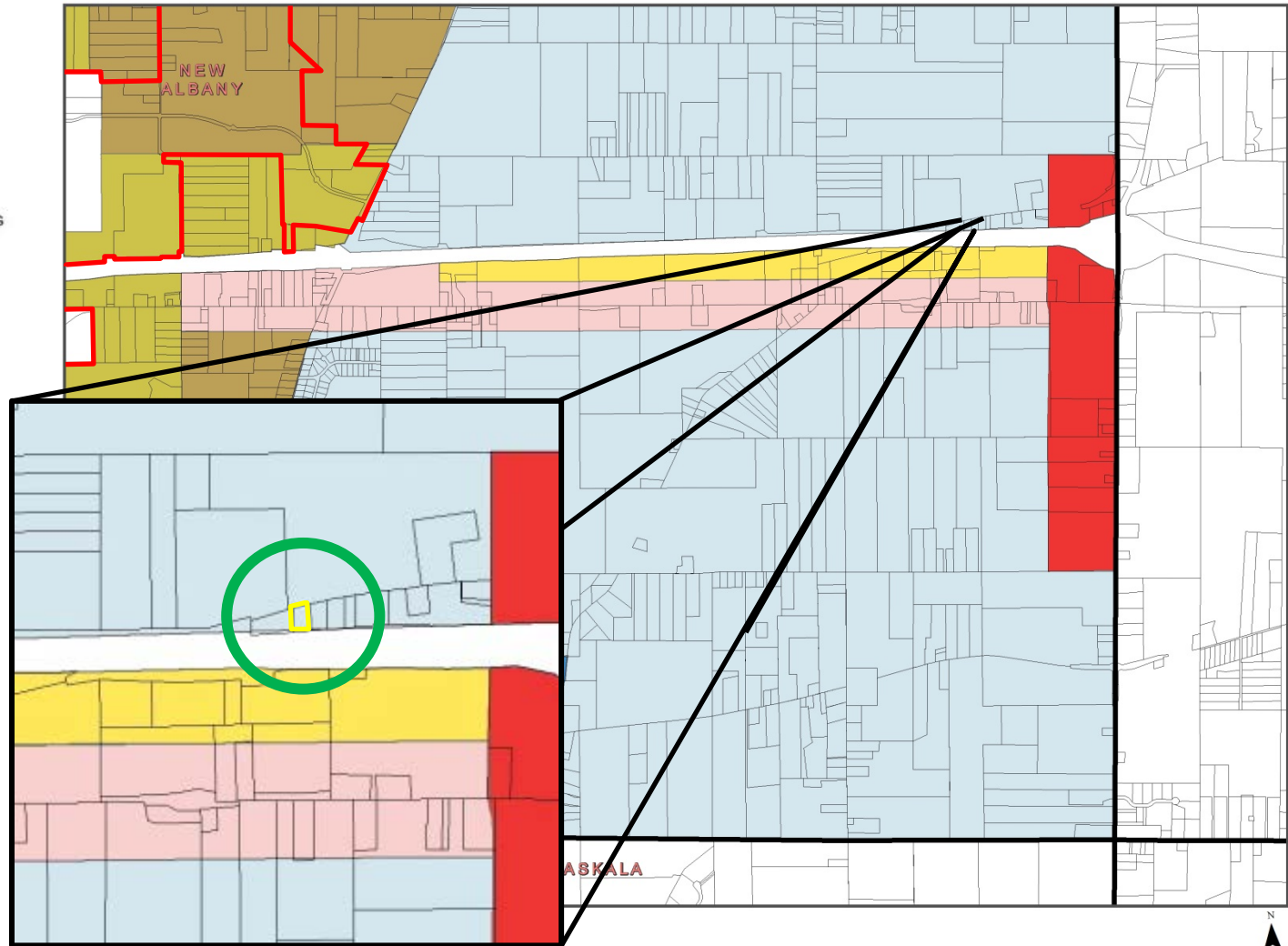
## FUTURE LAND USE MAP



**Legend**

- COMMERCIAL
- RESIDENTIAL
- TRADITIONAL NEIGHBORHOOD
- NEIGHBORHOOD COMMERCIAL
- MIXED USE - OFFICE & LIGHT MANUFACTURING
- RURAL RESIDENTIAL-1
- RURAL RESIDENTIAL-2

Application 2018-014-Z



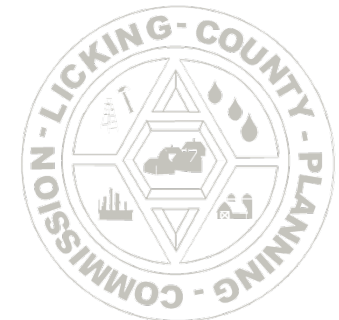
## FUTURE LAND USE MAP







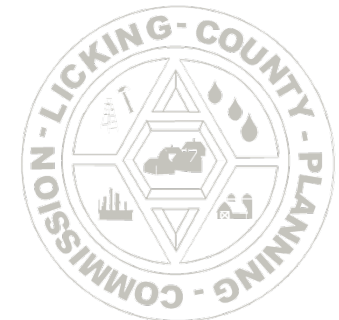
LOOKING EAST ALONG JERSEY MILL ROAD







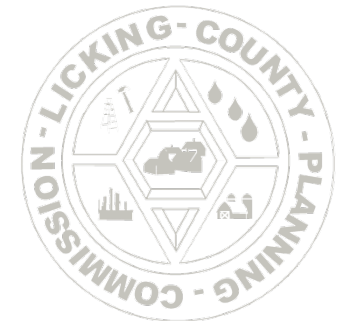
LOOKING WEST ALONG JERSEY MILL ROAD







LOOKING SOUTH INTO THE PROPERTY







# STAFF REPORT

## Zoning Map Amendment

Application #: 2018-015-Z  
Meeting Date: July 23, 2018  
Prepared By: Angela Farley, Planner I

St. Albans Township Zoning Commission (Application from David W. Thompson)

St. Albans

Worthington Road

APPLICANT/PROPERTY OWNER

TOWNSHIP

ROAD

The application is a zoning map amendment to the St. Albans Township Zoning Map. To change the zoning classification for parcels located at 8712 Worthington Road and 9028 Worthington Road from Agriculture District (AG) to General Business District (GB).

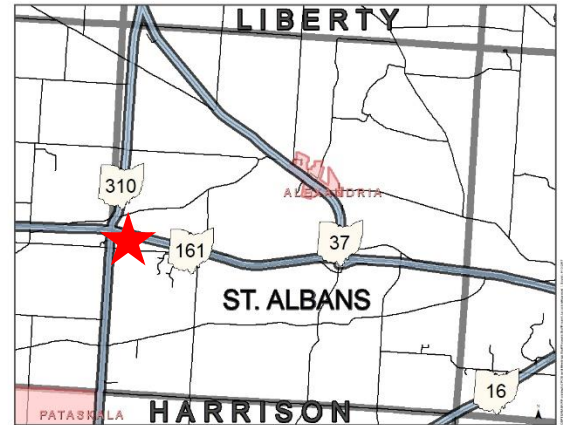
### DESCRIPTION

Article 6: Amendment of the St. Albans Township Zoning Resolution, Article 15: General Business District, and Article 17: Agriculture District.

### SECTION / REGULATION

#### BRIEF SUMMARY OF REQUEST:

The St. Albans Township Zoning Commission has submitted a request for a non-binding recommendation on a zoning map amendment application in accordance with Section 519.12 of the *Ohio Revised Code* and Section 606 of the *St. Albans Township Zoning Resolution*. The request is to rezone approximately 52.5 acres from Agricultural District (AG) to General Business District (GB) for the applicant's stated purpose of future grocery, pharmacy, and/or gas stations, as per the application.



PERMITTED USES	CONDITIONAL USES	COMPREHENSIVE PLAN	SURROUNDING USES & ZONES
<b>GB District</b> <ul style="list-style-type: none"><li>Any use permitted and conditionally permitted uses in the Neighborhood Business District (NB).</li><li>Construction</li><li>Wholesale Trade</li><li>Retail Trade</li><li>Transportation and Warehousing</li><li>Information</li><li>Finance and Insurance</li><li>Real Estate, Rental, and Leasing</li><li>Professional, Scientific, and Technical Services</li><li>Management of Companies and Enterprises</li><li>Administrative Support Services</li><li>Educational Services</li><li>Health Care and Social Assistance</li><li>Arts, Entertainment, and Recreation</li><li>Accommodation and Food Services</li><li>Other Services</li><li>Public Administration</li></ul>	<b>GB District</b> <ul style="list-style-type: none"><li>Residential Uses</li><li>Transportation and Warehousing</li><li>Information</li><li>Real Estate and Rental Leasing</li><li>Health Care and Social Assistance</li><li>Arts, Entertainment, and Recreation</li><li>Accommodation and Food Services</li><li>Other Services</li></ul>	<b>Adopted:</b> 1995 <b>Amended:</b> 9-25-2007 (Addendum-1 and Future Land Use Map) <ul style="list-style-type: none"><li>"The new interchanges, one at State Route 310 and the other at York Road will attract businesses."</li><li>The area in question shown on the Future Land Use Map as "Future Business General"</li></ul>	<ul style="list-style-type: none"><li>Agriculture uses surround the parcel</li><li>Areas zoned for General Business are located off of Jersey Mill Road, to the north and at a couple of properties located at the intersection of SR 310 and SR 161.</li><li>An area zoned B-2 (General Business District, no longer in use) is located to the south of 8712 Worthington Road that is currently used as a storage unit facility.</li></ul>

## Staff Recommendation: NON-BINDING RECOMMENDATION OF APPROVAL

**Staff Recommendation and Basis:** To provide the St. Albans Township Zoning Commission and St. Albans Township Board of Trustees a non-binding recommendation of **APPROVAL** for the proposed map amendment (2018-015-Z). The basis for this recommendation is that the proposed zoning map amendment will be in conformance with the township's comprehensive plan and good planning practices as outlined in this report and identified under "conclusions" herein.

## PLANNING CONSIDERATIONS

### Situational Conditions:

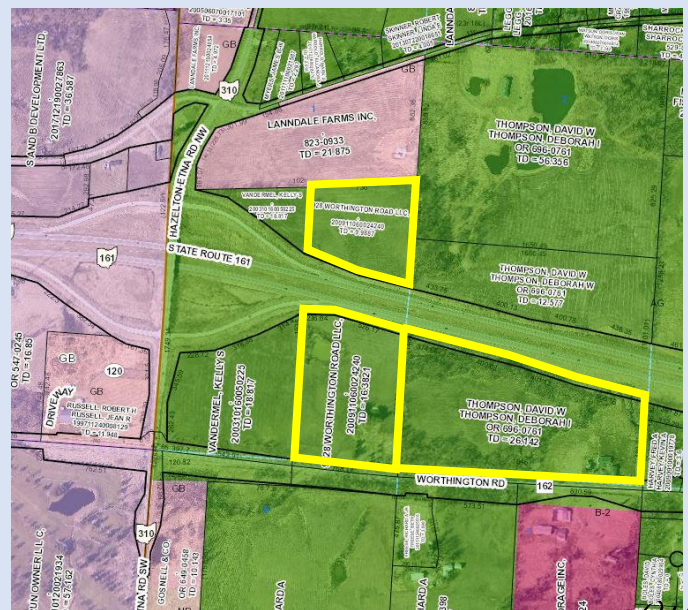
#### • Parcels Included:

Auditor Parcel Number: 066-318798-00.000

- Current owners: 9028 Worthington Road LLC (David Thompson)
- Acres: 28.08
- Lot Width along Worthington Road: approximately 725-feet

Auditor Parcel Number: 066-317736-00.000

- Current owners: David and Deborah Thompson
- Acres: 26.142
- Lot Width along Worthington Road: approximately 1,670-feet
- 100-year floodplain (Zone A) covers approx. 3.5-acres of the parcel; mostly on the eastern side.





### Zoning Districts:

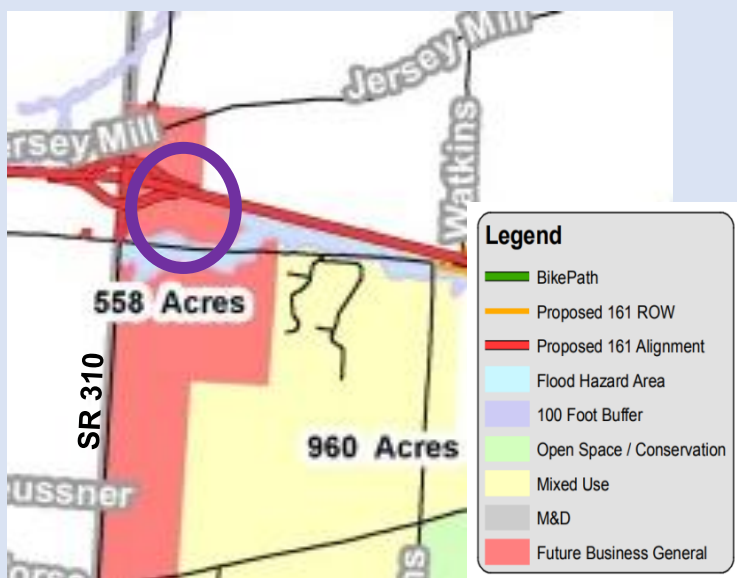
- St. Albans Township utilizes the North American Industry Classification System (NAICS) as guidelines for identifying permitted and conditionally permitted uses. The uses listed in the table above are the general categories and not specific uses.

### • General Business Lot Standards

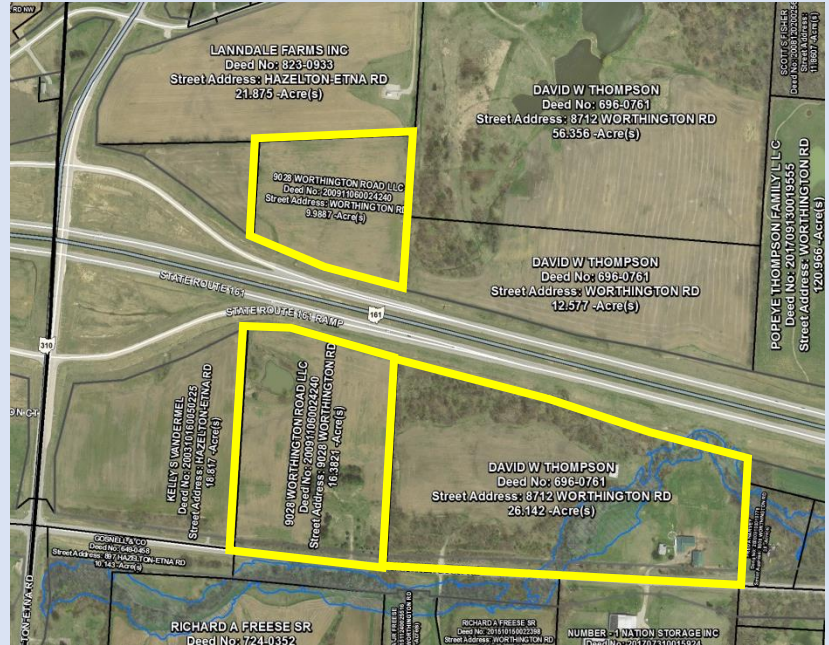
- Area – 3 acres
- Width – 200 feet
- Setbacks
  - Front – 100 feet (70 ft. from R/W; if R/W is greater than 60 ft.)
  - Side – 25 feet each side
  - Rear – 25 feet

### Comprehensive Plan & Future Land Use Map:

- Commercial Development
  - Encourage larger/travel-oriented businesses near expressway.
  - Encourage medium businesses clustered between the expressway and community.
  - Encourage neighborhood businesses near/in residential areas.
  - Explore ways to include professional services (medical, technical, engineering, clerical, and related services) in appropriately-zoned districts.
  - The future land use map shows “Future Business General” around the interchange of S.R. 310/ SR 161, extending south along the western side of SR 310.



- Floodplains
  - With regard to floodplains, the 1995 portion of the adopted comprehensive plan states the following:



*“Any development within the floodplain can impact the direction and flow of a watercourse during periods of flooding. Also, developments within the floodplain are at high risk for damage due to flooding. Currently, the county regulates development in the floodplain. Permits must be obtained from the Licking County Planning Commission before any development, including filling and excavating, can take place in an identified 100-year floodplain.”*

*“Protecting floodplain from development offers several benefits in addition to reducing the risk of loss of property and life. Floodplains are a natural floodwater storage area. Groundwater supplies are often replenished in the floodplain area, and floodplains provide a habitat for a wide variety of plants and animals. Floodplains also have important scenic and aesthetic value, providing a natural area for passive recreation such as nature trails or hiking paths.”*

- The 2007 addendum states that “the plan introduces a 100-foot wide buffer zone surrounding all areas designated as a floodplain.”
- The addendum also recognizes the need to identify and protect land in designated floodplain areas.

### Surrounding Zoning Districts & Land Uses:

- The area surrounding the property in question is currently zoned Agriculture District (AG) and used for agriculture uses.
- A 21.8-acre parcel zoned General Business is





located at the Northeast corner of the interchange on Jersey Mill Road. This rezoning is in conformance with the St. Albans Township comprehensive plan and was recommended for approval by the LCPC board on February 28, 2011 (2011-002-Z).

- At the Southeast corner of the 8712 Worthington Road parcel is an area that is zoned B-2 along the entire front of the parcel, with a depth of about 875-feet (it is zoned LB and AG south of the B-2 zone on a large, 118-acre parcel).

## PLANNING ANALYSIS

### Access & Roadway:

- SR 310 is classified as an ODOT Major Arterial and Worthington Road is classified as Major Collector.
- 9028 Worthington Road is divided in two by SR 161. The northern portion is landlocked. Otherwise, both lots have access from Worthington Road.
  - It is recommended that the rezoning of the portion of the parcel located at 9028 Worthington Road that is located north of 161 be reconsidered as that portion of the property is landlocked. The applicant does own property immediately adjacent and to the east of the landlocked portion. It is also possible for the landlocked portion to be sold to the owner of the adjacent property at 9145 Jersey Mill Road that is currently zoned GB. So, while that portion of the property is currently landlocked, there are still options for obtaining access and making it more easily developable.
- Visibility from SR 161 makes these parcels well suited for commercial activity.

### Utilities:

- Currently, there are no public water and wastewater facilities that serve the site. Therefore, the site will be served by on-site septic and well system if water and wastewater service is needed.
- The site is located in an area identified by the Board of Commissioners, Licking County, Ohio to be served by public water and wastewater at a future point and time. As per Leo Conkel, General Manager of the Southwest Licking Community Water and Sewer District, the district is currently designing the water line north on SR 310 to Old Worthington Road. It is anticipated to be installed by 2019.
- Also, as per Mr. Conkel, *a wastewater treatment plant study has been completed but it is probably 5 years out. Demand will have everything to do with the wastewater being installed as it the most expensive*

*utility.*

### Terrain & Floodplain:

- A 3.5-acre portion of the parcel in question is located in the Federal Emergency Management Agency (FEMA) flood hazard zone A, which is the 100-year floodplain and the base flood elevations have not been determined.
- FEMA Flood Insurance Rate Map, Panel Number 39089C0285J.
- Both parcels are currently used as farmland. 8712 contains more topographical relief than the other lot as it includes Simpson Run, a USGS blue-line stream, which is also the area containing floodplain.
- A valid flood hazard permit shall be required for any development activity (Man-made change) to the site within the FEMA flood hazard area. This includes but is not limited to grading, excavating placement of fill, and felling and removal of trees.

### Conclusions

#### **Specific Recommendations**

- The LCPC staff recommends that the LCPC Board make a non-binding recommendation to St. Albans Township to approve the proposed zoning map amendment to rezone the parcels located at 8712 and 9028 Worthington Road from Agriculture District (AG) to General Business District (GB).
- The basis for this recommendation is as follows:
  - The area in question is identified on the St. Albans Township Comprehensive Plan Future Land Use Map as "Future Business General".
  - The site location with its proximity to the interchange at SR 161 and SR 310 makes it well suited for general commercial uses which often rely on high visibility and access to regional highways.
  - The site is in an area identified to be served by public water and wastewater in the near future.
  - There is an adequate area outside of the FEMA flood hazard area (49± acres) which would be suitable for commercial development that can be designed to not impact the FEMA floodplain and allow it to function as a natural floodplain.



## Attachment E-1

David W. Thompson  
1220 Elkhorn Dr.  
Blacklick, Oh. 43004

St. Albans Township Board of Trustees  
and Officers  
Licking County, Ohio

Dear Trustees,

Please consider my zoning request to change the following property from AG to GB.  
This property request is made within the guidelines laid out in the 2007 Comprehensive Plan.  
Several properties around my property have made zoning class changes to GB in the last few years.

My objective is to make enough property available so that developers can build a meaningful retail destination. Then the Alexandria community will have more conveniences closer to home.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Thompson", written in a cursive style.

David W. Thompson

## ZONING – MAP AMENDMENT

2018-015-Z

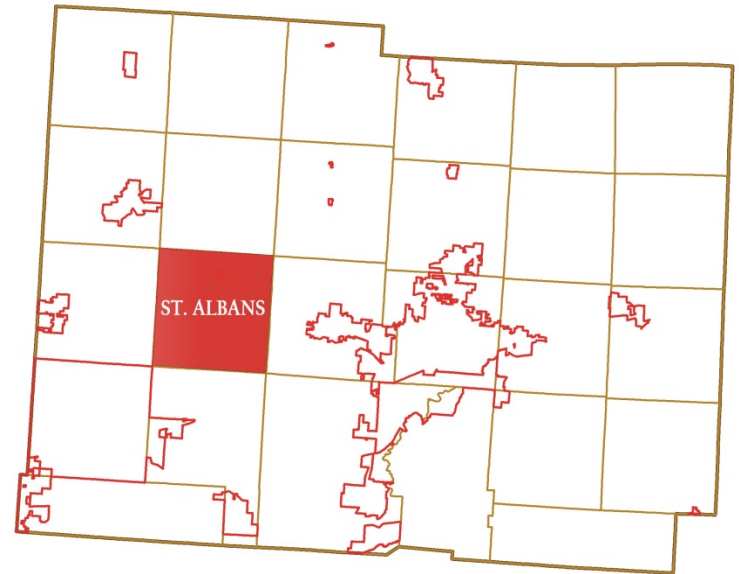
St. Albans Township Zoning Map

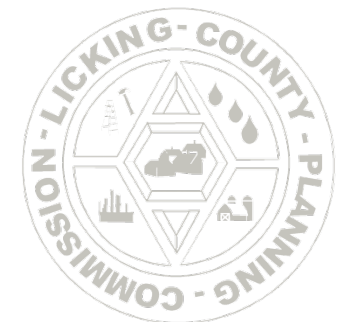
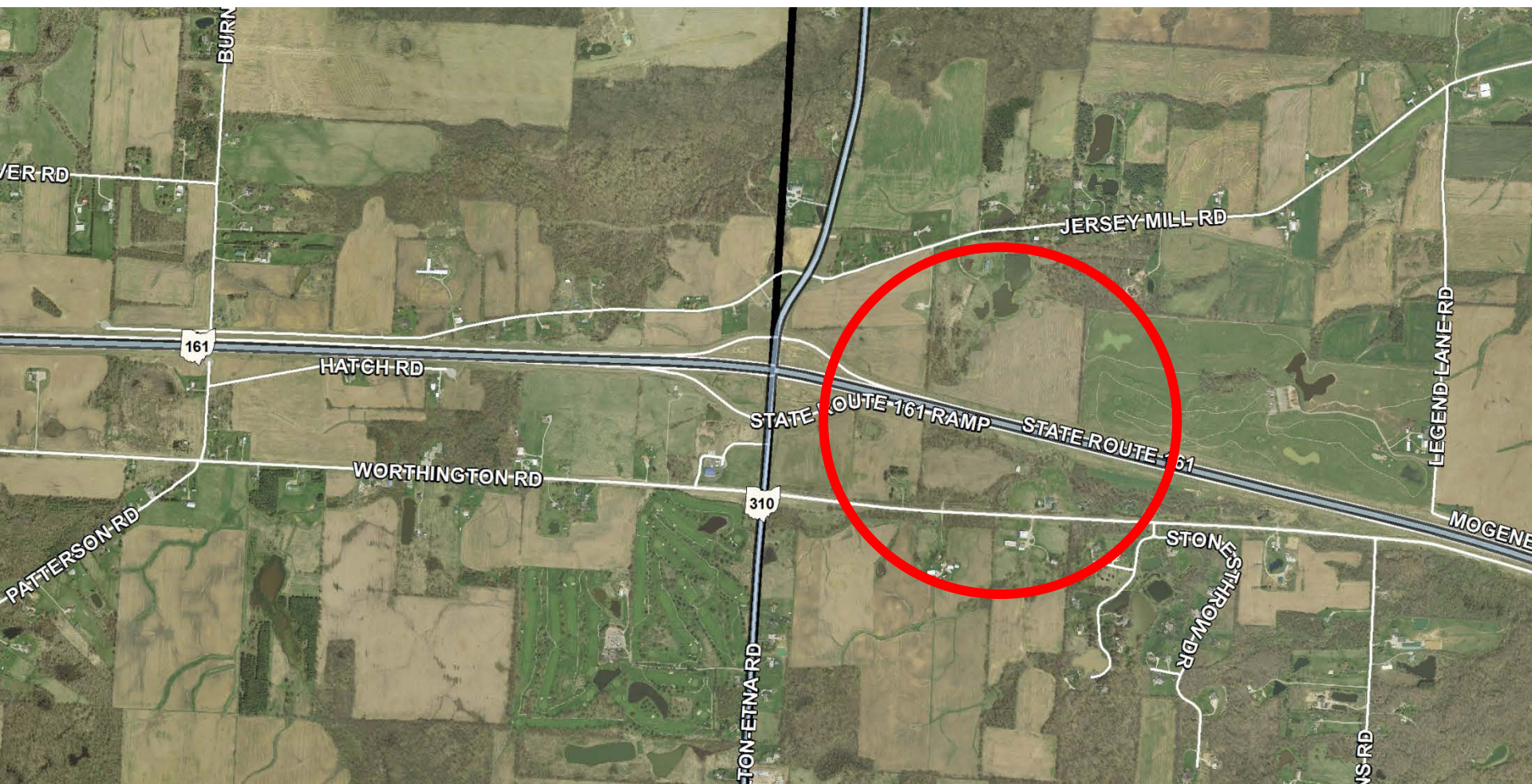
-Map Amendment: Agricultural District (AG) to General Business District (GB)

-8712 and 9028 Worthington Road

### APPLICANT

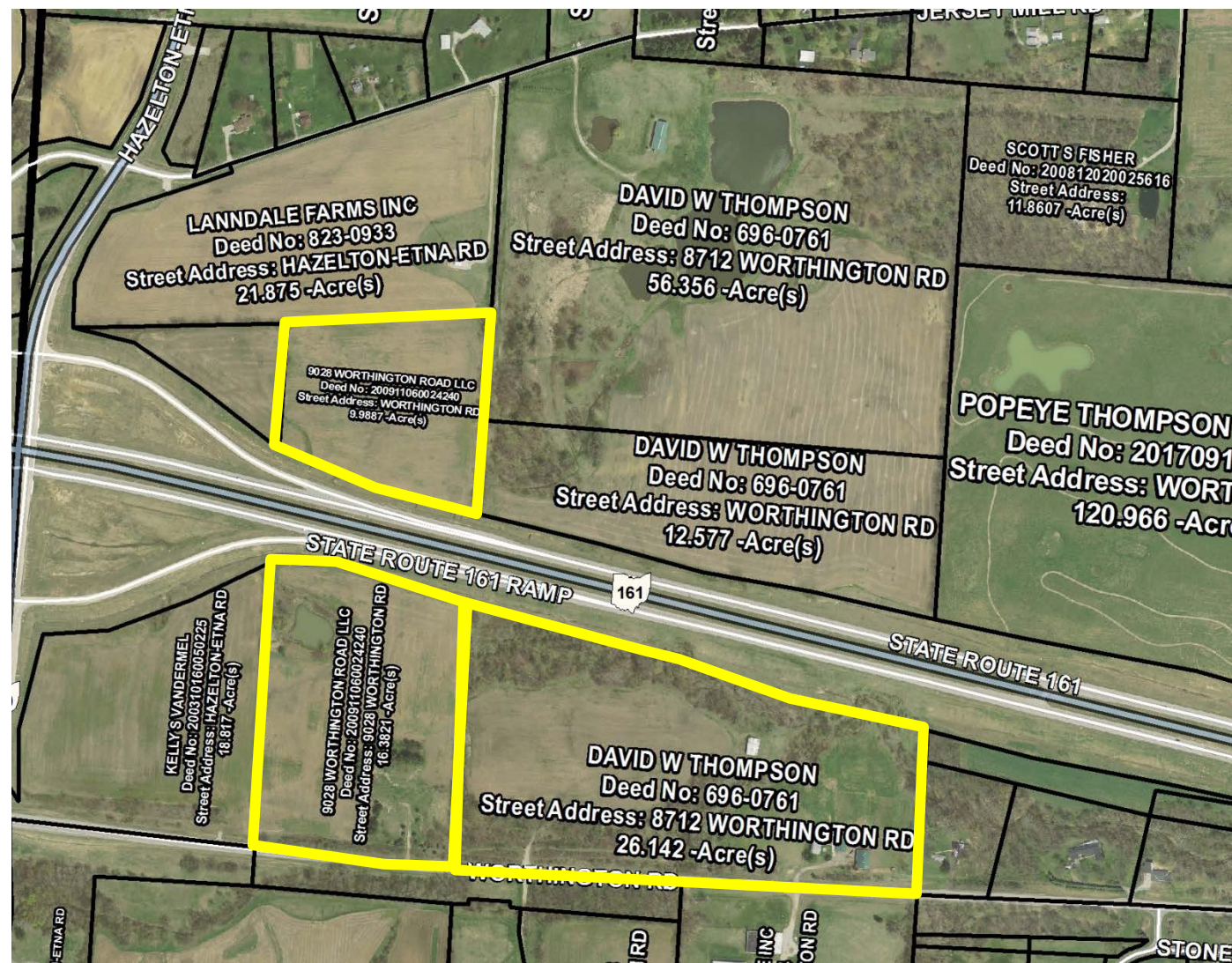
St. Albans Township Zoning Commission  
C/o David W. Thompson



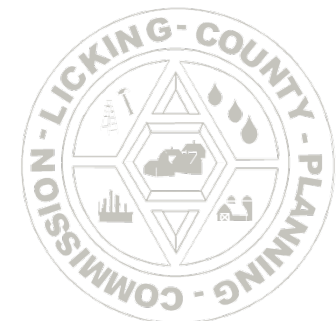




Subject Parcels

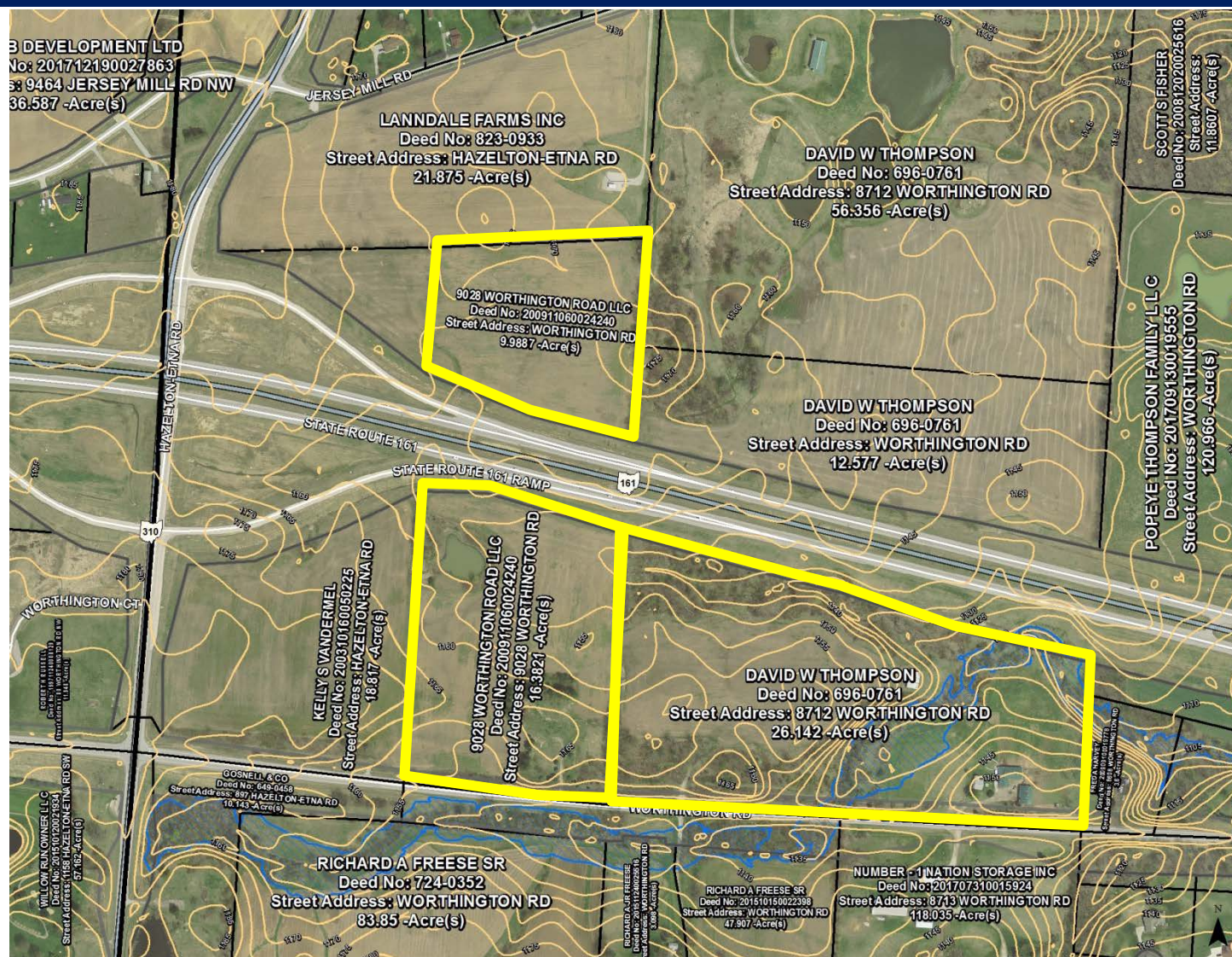


SITE MAP





**Subject Parcels**



**SITE MAP WITH CONTOURS AND FLOODPLAIN**

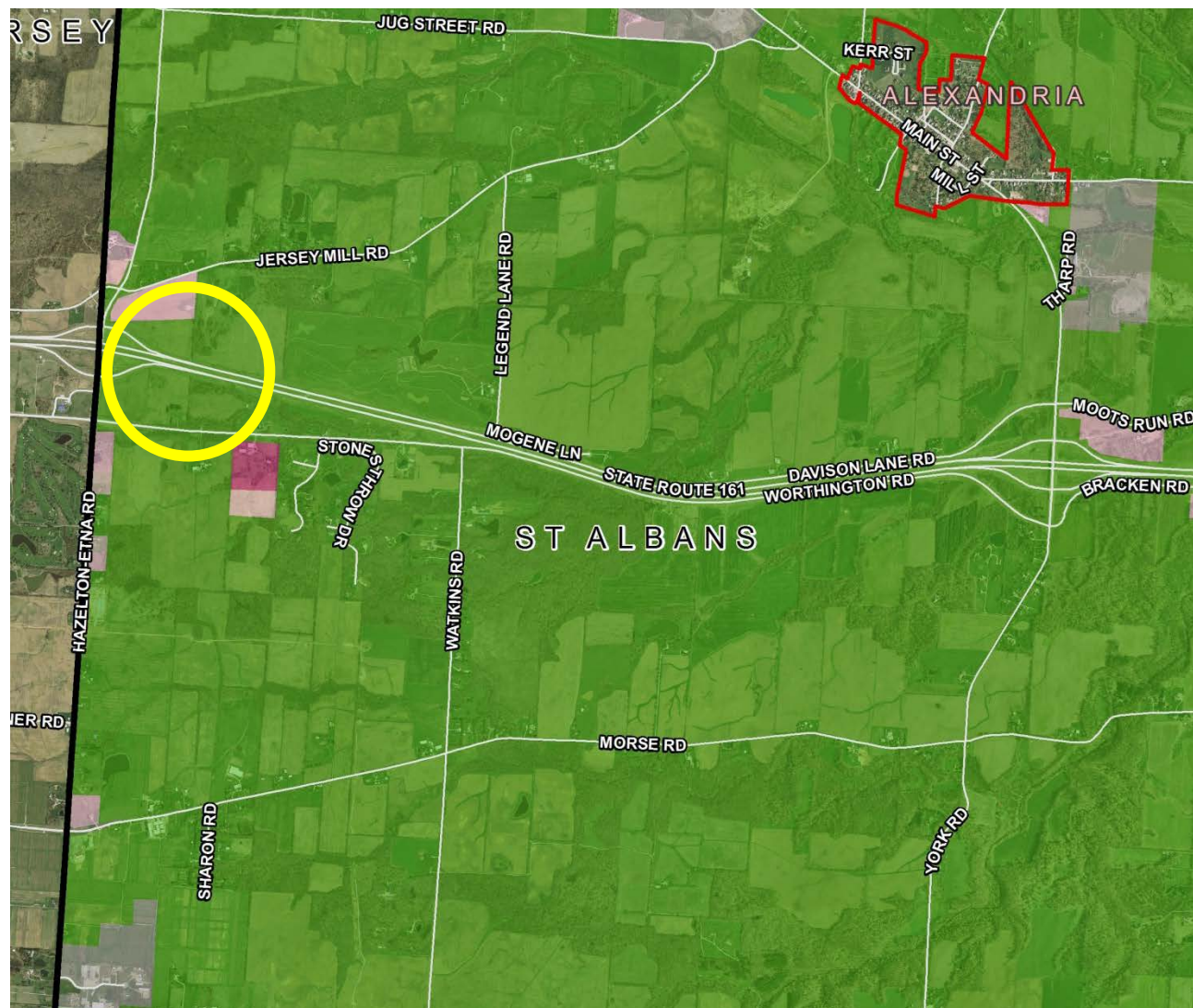


-  Interstate
-  US Highway
-  State Route

 Property Location

#### Zoning Districts

-  AG, Agricultural District
-  CN, Conservation/Natural Recreation District
-  GB, General Business District
-  NB, Neighborhood Business District
-  RR, Rural Residential District
-  B-1, General Business District
-  B-2, General Business District
-  LB, Local Business District
-  M-1, Light Manufacturing District



## ZONING MAP – ST. ALBANS TOWNSHIP



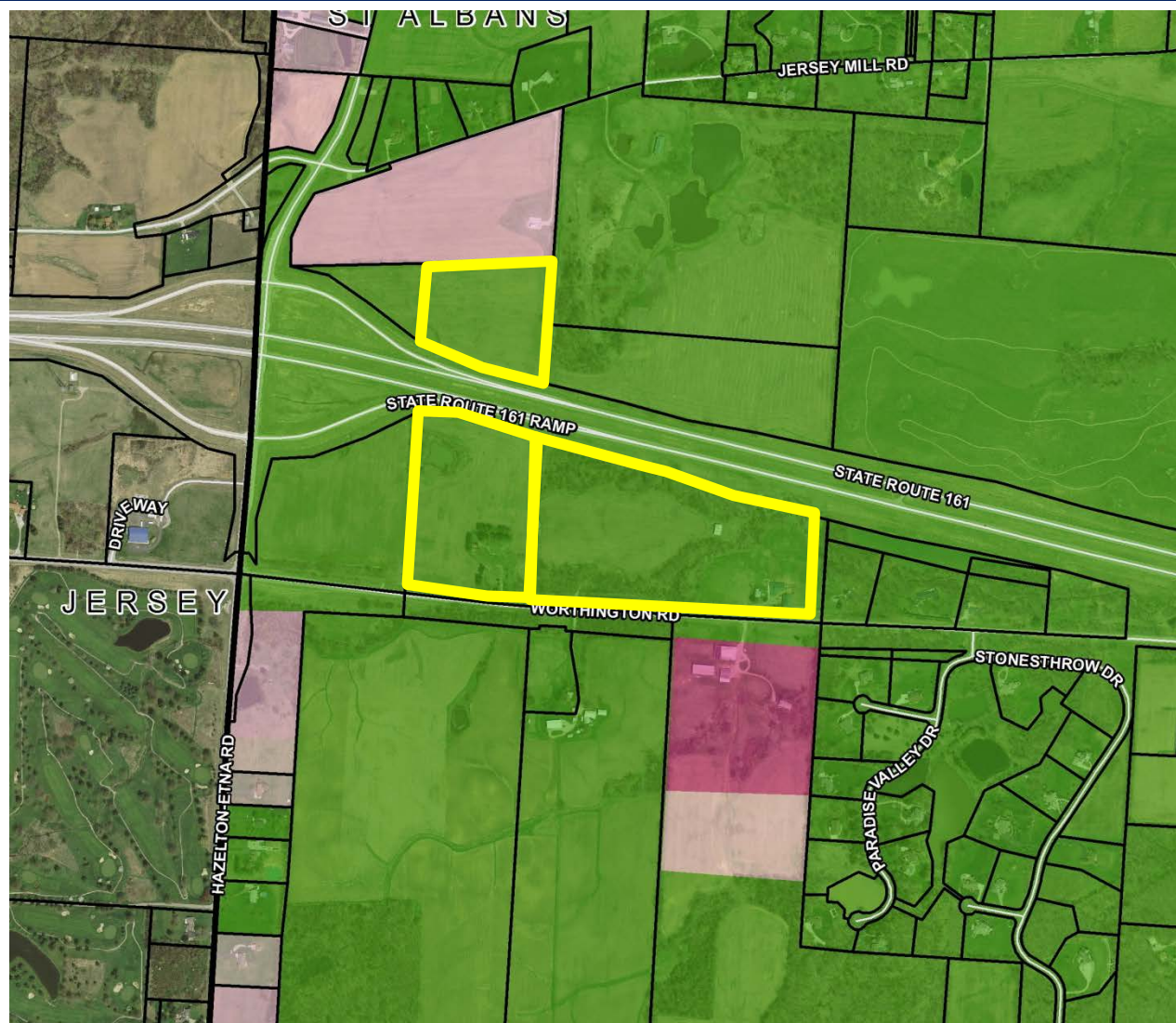


-  Interstate
-  US Highway
-  State Route

 **Property Location**

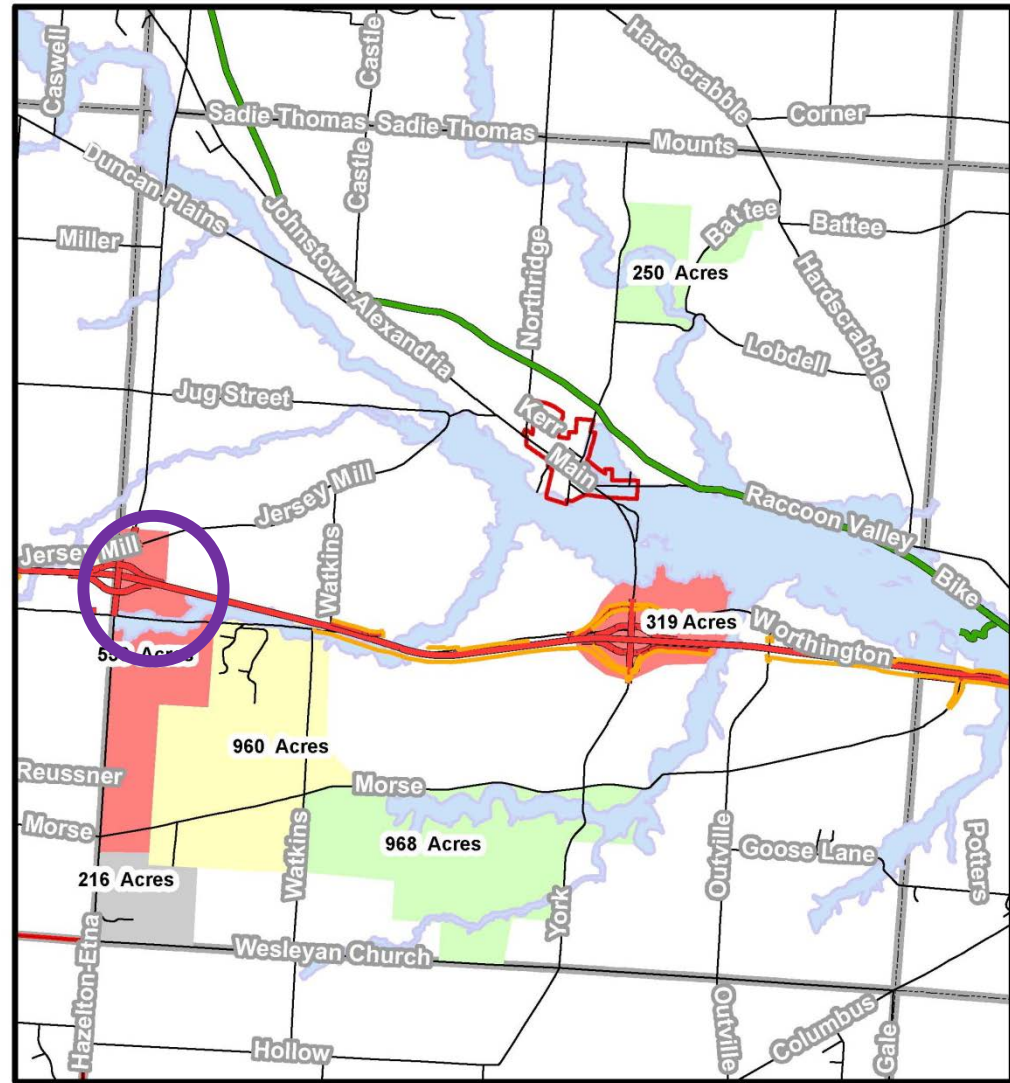
**Zoning Districts**

-  AG, Agricultural District
-  CN, Conservation/Natural Recreation District
-  GB, General Business District
-  NB, Neighborhood Business District
-  RR, Rural Residential District
-  B-1, General Business District
-  B-2, General Business District
-  LB, Local Business District
-  M-1, Light Manufacturing District



## ZONING MAP – ST. ALBANS TOWNSHIP





FUTURE LAND USE MAP







# STAFF REPORT

## Zoning Text Amendment

Application #: 2018-016-Z  
Meeting Date: July 23, 2018  
Prepared By: Jay Fisher, CFM, Planner I

St. Albans Township Zoning Commission	St. Albans	N/A
APPLICANT/PROPERTY OWNER	TOWNSHIP	ROAD
Text Amendment to Various Articles and Sections of the <i>St. Albans Township Zoning Resolution</i>		
DESCRIPTION		

Article 6 Amendment, Section 606 Submission to County or Regional Planning Commission of the *St. Albans Township Zoning Resolution* and Section 519.12 of the Ohio Revised Code

### BRIEF SUMMARY OF REQUEST:

The St. Albans Township Zoning Commission has submitted an application for a non-binding recommendation from the Licking County Planning Commission. The requested recommendation is on the proposed text amendments to the *St. Albans Township Zoning Resolution*. The specific sections are listed under "Amended Sections" below.



AMENDED SECTIONS

COMPREHENSIVE PLAN

### Article 2: Definitions

#### Article 14: Neighborhood Business District (NB)

- Section 1402: Conditionally Permitted Uses

#### Article 15: General Business District (GB)

- Section 1502: Conditionally Permitted Uses

#### Article 16: Manufacturing & Distribution District (M&D)

- Section 1601: Permitted Uses

St. Albans Township has adopted a comprehensive plan titled "*St. Albans Township Comprehensive Plan – Looking Ahead to 2015*"

The plan was originally adopted in 1995 with an Addendum date of September 25, 2007

## Staff Recommendation: NON-BINDING RECOMMENDATION OF CONDITIONAL APPROVAL

Staff Recommendation and Basis: To provide the St. Albans Township Zoning Commission a non-binding recommendation of **APPROVAL WITH CONDITIONS** for the proposed text amendment (2018-016-Z). The basis for this recommendation is that the proposed zoning text amendment will be in conformance with the Ohio Revised Code, current legal interpretations, the St. Albans Township comprehensive plan and good planning practices. The recommended conditions (modifications to the proposed text amendments) are identified within this report.

## PROPOSED AMENDMENT

### BACKGROUND

Over the last several years craft breweries have increased in popularity not only in Licking County, but neighboring counties and nationwide as a whole. In this regards St. Albans Township Zoning Commission is proposing amendments to the *St. Albans Township Zoning Resolution* to address craft breweries within the Township.

The proposed text changes address their definition section and various zoning districts permitted and conditionally permitted uses in regards to craft breweries.

### PLANNING CONSIDERATIONS

Below are the specific recommendations in regards to the proposed text that St. Albans Township has submitted. The LCPC Comments are below each proposed amendment to the *St. Albans Zoning Resolution*.

### Article 2: Definitions

**Craft Brewery:** *The manufacture of beer and sell beer products in bottles or containers for home use and to retail and wholesale permit holders under rules adopted by the Division of Liquor Control if the manufacture's production or beer, wherever produced, will not exceed thirty-one million gallons in a calendar year. In addition, Craft Brewery may sell beer manufactured on premise at retail by individual in a glass or from a container, for consumption on premises where sold.*

### LCPC Comments

- The above definition is difficult to understand. Consider reworking the definition to be clear in what is permitted as a "craft brewery". Have breaks within the definition to avoid run-on sentences. Below is a suggested re-write:

*"The manufacturing and sale of beer and beer products, in bottle or containers for home use, retail, and/or wholesale permit holders, under rules adopted by the Division of Liquor Control. The manufacturer's production of beer, wherever produced cannot exceed thirty-one million gallons*





# STAFF REPORT

## Zoning Text Amendment

Application #: 2018-016-Z  
Meeting Date: July 23, 2018  
Prepared By: Jay Fisher, CFM, Planner I

*in a calendar year. In addition, a craft brewery may sell beer manufactured on premises at retail by an individual in a glass, or from a container for the consumption on premises where sold."*

### **Article 14: Neighborhood Business District** **Section 1402: Conditionally Permitted Uses**

*- #7: Accommodation and Food Services: Small Craft Brewery (500 barrels or less per year) without entertainment.*

#### **LCPC Comments**

- Consider adding the NAICS Code to reflect this category of a craft brewery. This is because most of the other permitted and conditionally permitted uses within the *St. Albans Zoning Resolution* references the appropriate NAICS Code.

### **Article 15: General Business District** **Section 1402: Conditionally Permitted Uses**

*- #8: Accommodation and Food Services: Medium Craft Brewery (2,000 barrels or less per year) with or without entertainment.*

#### **LCPC Comments**

- Consider adding the NAICS Code to reflect this category of a craft brewery. This is because most of the other permitted and conditionally permitted uses within the *St. Albans Zoning Resolution* references the appropriate NAICS Code.

### **Article 16: Manufacturing & Distribution District** **Section 1402: Conditionally Permitted Uses**

*- #1: Manufacturing: Large Craft Brewery (More than 2,000 barrels per year).*

#### **LCPC Comments**

- Change the Section sub-number from #1 to #2 to continue the numbering already established in the Section. This is because #1 is already taken by establishing the permitted uses in the Neighborhood Business and General Business Districts are Permitted Uses in the M&D District. While #2 is titled "Manufacturing".

- Consider adding the NAICS Code to reflect this category of a craft brewery. This is because most of the other permitted and conditionally permitted uses within the *St. Albans Zoning Resolution* references the appropriate NAICS Code.

## ZONING – TEXT AMENDMENT

2018-016-Z

St. Albans Township Zoning Resolution

- Article 2: Definitions
- Article 14: Neighborhood Business District (NB)
- Article 15: General Business District (GB)
- Article 16: Manufacturing & Distribution District (M&D)

## APPLICANT

St. Albans Township Zoning Commission

