



Franklin County Planning Commission

Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Wednesday, May 8, 2024
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of minutes from the April 10, 2024 meeting
4. New Business:

i. 787-R – Raimere Fitzpatrick

Owner/Applicant:	Thomas & Molly Kim
Engineer:	Aaron Heydinger
Township:	Jefferson Township
Site:	6200 Windbrook Drive (PID #170-001734)
Utilities:	Public water and sewer
Request:	Requesting a replat of the scenic preserve on Lot 56 of the Windrush Creek No. 2 Subdivision.

*Swear in witnesses as needed

5. Adjournment of Meeting to June 12, 2024



MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, April 10, 2024

The Franklin County Planning Commission convened via at the Michael J. Dorrian Building, 369 South High Street, in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Wednesday, April 10, 2024.

Present were:

Nancy White, Chairperson
Dan Blechschmidt
Chet Chaney
Chelsea Barnett
Annie Ryznar
Roxyanne Burrus

Franklin County Economic Development and Planning Department:

Kayla Johnson, Planning Administrator
Marcus Duemmel, Planning Administrator

Franklin County Prosecuting Attorney's Office:

Jesse Armstrong, Franklin County Assistant Prosecuting Attorney
Devin Bartlett, Franklin County Assistant Prosecuting Attorney

Chairwoman White opened the hearing.

The next order of business was approval of the minutes from the February 14, 2024 meeting. A motion was made by Mr. Chaney, seconded by Ms. Burrus, to approve the minutes from the February 14, 2024 meeting. The motion passed by a vote of five yeses, zero nos, and one abstention.

NEW BUSINESS:

The next order of business was to hear Case No. 745-PP-2. The owner/applicant was Pulte Homes of Ohio, LLC and the engineer was Kimley-Horn and Associates, Inc. The site is located in Jefferson Township on Waggoner Road. It is 102.2 acres in size and served by public water and sewer. The applicant was requesting preliminary plan approval for the expired Jefferson Manor subdivision that authorized the creation of 38 single-family lots and 11 reserves to be constructed in two phases. Staff recommended approval of the preliminary plan. A motion was made by Mr. Blechschmidt, seconded by Mr. Chaney, to approve Case No. 745-PP-2. The motion passed by a vote of six yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. 745-FP-2. The owner/applicant was Pulte Homes of Ohio, LLC and the engineer was Kimley-Horn and Associates, Inc. The site is located in Jefferson Township on McOwen Road. It is 14.336 acres in size and served by public water and sewer. The applicant was requesting final plat approval for the Jefferson Manor Phase 2 subdivision to allow for the creation of 16 single-family lots and no reserves. Staff recommended approval of the final plat for Jefferson Manor. A motion was made

by Ms. Burrus, seconded by Mr. Chaney, to approve Case No. 745-FP-2. The motion passed by a vote of six yeases, zero nos, and zero abstentions.

The next order of business was to hear Case No. 786-V. The owner/applicant was Elissa Gunsorek. The site is located in Jefferson Township at 7855 Morse Road. It is 4.031 acres in size and is served by public water and sewer. The applicant was requesting a variance from Sections 402.01(b) and 501.05 of the Franklin County Subdivision Regulations for a lot split that does not comply with lot geometry standards and proposes a residence with a basement in poorly drained soils. Staff recommended approval with conditions. The conditions of approval were as follows: No. 1: The applicant must apply for and receive approval of a lot split application from the Franklin County Planning Department. No. 2: Any future home construction on the property to be granted must utilize inside and outside foundation drain tiles and backup sump pump. The details of these mitigation techniques must be shown on plans submitted for a building permit. A motion was made by Mr. Blechschmidt, seconded by Ms. Burrus, to adopt the two staff recommended conditions, and then a third addition to be added that states, the applicant shall establish a cross access easement in order to establish a shared access point to Morse Road to serve both parcels. The motion passed by a vote of six yeases, zero nos, and zero abstentions. A motion was made by Mr. Blechschmidt, seconded by Ms. Burrus, to adopt findings of fact. The motion passed by a vote of six yeases, zero nos, and zero abstentions.

At this time, Mr. Chaney left the meeting. Chairwoman White adjourned the meeting to the May meeting due to a lack of quorum. The hearing was adjourned at 2:08 p.m. At 2:34 p.m., the Planning Commission reconvened, and a motion was made by Ms. Burrus, seconded by Mr. Blechschmidt, to amend the last motion adjourning the meeting to recessing the meeting. The motion passed by a vote of five yeases, zero nos, and one abstention. The first order of business was the roll call.

The next order of business was to hear Rezoning Case No. JEFF-24-02. The owner is KC Real Property Investments, and the applicant was Kendra Soler. The site is located in Jefferson Township at 6871 Taylor Road and 6881 Taylor Road. It is 2.870 acres in size. The applicant was requesting to rezone from the Community Service and Limited Industrial districts to the Planned Commercial district to allow for commercial uses. Staff recommended approval with conditions. The conditions of approval were as follows: No. 1: The subject parcels, No. 170-000841 and 170-000027, must be combined with the Franklin County Auditor's Office prior to approval of the development by Jefferson Township. No. 2: The applicant must receive approval for a zoning compliance and application for a commercial plan review from the Jefferson Township Zoning Department. A commercial building permit is also required for illuminated signage proposed on-site. No. 3: The applicant must request the appropriate divergence from all applicable sections of code unmet and intended to not be modified to code compliance during the final submission of the Jefferson Township Board of Trustees, including but not limited to: A: Section 640.04(k), the Planned Commercial district graphic standards. B: Section 840.04(b) for the location of the drive. C: Section 845.02(f)(2), sign setback distance from the roadway. D: Section 845.04(a)(3)(d), sign setback distance from the property line. No. 4: Prior to final approval of the rezoning by Jefferson Township, the applicant must make the following changes to the proposed development plan: A: Label all property lines, the centerline of the roadway, and details of plantings proposed. B: Screening requirements for parking must be met by providing a minimum of three trees of 3-inch caliper or larger placed among the parking rows. C: Update the access drive to become consistent with the divergence requested D: The applicant must also revise the submitted plans to provide details on all the proposed freestanding signs. E: Revise the submitted plans to remove details of the unpermitted uses of warehousing and manufacturing on-site. F: Provide proof of specific utilities, both water and sewer, to the site as serviced by the applicable entity. G: Class B loading spaces must identify the vertical clearance of 15 feet or more. H: Extend the photometric details to the property boundaries and identify all lighting proposed on the site appropriately. No. 5: The applicant must provide impervious surface calculations of the existing proposed conditions to assess applicability of the Franklin County Stormwater Drainage Manual. This is to be confirmed by the drainage engineer for the county. No. 6: The applicant must submit a traffic access study to the Franklin County Engineer's Office for review due to two access points being proposed on the site.

No. 7: The applicant must quitclaim deed additional right-of-way to the Franklin County Board of Commissioners in accordance with the Franklin County Thoroughfare Plan. No. 8: The applicant must obtain a right-of-way permit from the Franklin County Engineer's Office prior to any work in the right-of-way. No. 9: Prior to final approval of the rezoning by Jefferson Township, the final engineering plan must be updated to coincide to the final site plan. Mr. McCroskey with Jefferson Township spoke with the Commissioners about the numerous conditions of approval. After a lengthy discussion, a motion was made by Mr. Chaney, seconded by Ms. Ryznar, to approve Case No. JEFF-24-02 with the staff conditions. The motion passed by a vote of six yeses, zero nos, and zero abstentions.

There being no further business to come before the Planning Commission, Chairwoman White adjourned the meeting at 3:56 p.m.

Signature

Minutes of the April 10, 2024, Franklin County Planning Commission hearing were approved this 8th day of May 2024.



STAFF REPORT

Planning Commission

May 8, 2024

Case: 787-R

Prepared by: Raimere Fitzpatrick

Owner/Applicant:	Molly & Thomas Kim
Engineer:	Aaron Heydinger
Township:	Jefferson Township
Site:	6200 Windbrook Drive (PID #170-001734)
Utilities:	Public water and sewer
Request:	Requesting a replat of the scenic preserve on Lot 56 of the Windrush Creek No. 2 Subdivision

Request

The applicant wishes to reduce the size of the scenic preserve platted on Lot 56 of the Windrush Creek No. 2 subdivision to increase the developable area of the lot. Lot 56 is 2.42 acres with +/- 1.478 acres burdened by the Scenic Preserve. The request is to replat the location of the scenic preserve on Lot 56 to reduce the scenic preserve on the lot by 0.398 acres to permit a swimming pool in the rear yard of the lot.

Background

The subject site is Lot 56 of the Windrush Creek No. 2 subdivision located south of Havens Corners Road and east of Taylor Station Road in Jefferson Township. Windrush Creek No. 2 was originally platted in May of 1978 and amended in October of 1978; the individual lots were platted with a “Scenic Preserve” that included with use and development restrictions. In July of 1980 the overall plat was again revised to allow the construction of driveways in the preserve. The following are the notes on the subdivision plat concerning permitted uses within the Scenic Reserve:

The purpose of the SCENIC PRESERVE shown on the plat is to maintain areas of natural vegetation, geology and habit enhancing the visual appearances of WINDRUSH CREEK. Physical development within the SCENIC PRESERVE shall be limited to the construction of driveways, walking and bridle paths, pools for water from natural streams, foot bridges over natural streams, small retaining walls to control erosion from the streams and other small improvements consistent with this purpose.

Recreation in the SCENIC PRESERVE area shall be restricted to walking, bicycling and horseback riding. The off road utilization of motorized vehicles and other activities which cause excessive noise or constitute nuisance to abutting property owners shall be strictly prohibited throughout Windrush Creek. Recreational activity such as, but not limited to, basketball, tennis, swimming and group picnics shall be prohibited in the SCENIC PRESERVE but may be permitted in other areas of Windrush Creek to be designated.

Staff Analysis

The area Lot 56 is 2.42 acres with 1.478 acres burdened by the Scenic Preserve. Approval of the request will replat the location and reduce the area of the scenic preserve by 0.398 acres to accommodate the placement of an 18’ by 36’ swimming pool behind in the rear yard.

There are currently eight (8) swimming pools on lots within the Windrush No. 2 Subdivision boundaries. Three (3) of the four (4) lots adjacent to the rear of Lot 56 have swimming pools in their rear yards. Of the eight (8) lots with swimming pools, one (1), Lot 62 required Planning Commission approval of an amended preliminary plan and final plat to modify the location of the Scenic Preserve to accommodate placement of the pool. The Planning Commission made a finding that no owners were injuriously affected by the proposed amendment.

The process to amend a recorded plat is outlined in Section 205.29 of the Franklin County Subdivision Regulations and requires the submission of a preliminary plan and final plat. According to these procedures, the Planning Commission must determine whether adjoining or surrounding property owners will be injuriously affected by the preliminary plan and plat amendment.

If the Planning Commission determines that the proposed changes will not injuriously affect property owners, the preliminary plan and final plat amendments may be heard and approved.

If the Planning Commission determines the proposed changes will injuriously affect property owners, those owners must be given an opportunity to appear before the Planning Commission to show how they will be injuriously affected.

After hearing any testimony from owners in the current subdivision, the Planning Commission must determine if any owners would be injuriously affected by the proposed replat based on the conditions identified in Section 205.29(B) of the subdivision regulations.

If the Planning Commission deems any owners to be injuriously affected, then the final plat can only be considered after such owners have had an opportunity to appear before the Planning Commission for the purpose of showing that they are injuriously affected by the proposed changes to the preliminary plan and plat. Any owners deemed to be injuriously affected by resolution of the Planning Commission will have to be signatory to the final plat.

An owner of property in the current subdivision may be deemed to be “injuriously affected” if the Planning Commission determines any one of the following conditions would create adverse circumstances directly related to a specific lot or set of lots as the result of the proposed amendment or change to the subdivision plat.

Section 205.29(B) – Injuriously Affected

For the purposes of Section 205.31(A), Improvements Approval and Construction Procedures, an owner of property in the current subdivision may be deemed to be “injuriously affected,” as recommended by the FCPC, if any one of the following conditions would create adverse circumstances directly related to a specific lot or set of lots as the result of the proposed amendment or change to the subdivision plat.

1. The lot size or configuration of one or more lots in the subdivision would be altered by a change in an existing street or right-of-way alignment;
Staff Analysis: No changes to existing streets or rights of way are proposed.
2. The lot size or configuration of one or more lots in the subdivision would be altered because a new street or right-of-way is to be dedicated within the previously recorded plat;
Staff Analysis: No new streets/rights of way are proposed. The lot size and external boundary configuration of Lot 62 will remain the same.

3. Lots created by an amendment or resubdivision of the plat would be smaller than any other lot in the same platted subdivision;
Staff Analysis: no new lots will be created by this action.
4. The fair market value of any lot would decrease. Evidence of diminution in value from a certified appraiser or other credible source may be required;
Staff Analysis: The proposed amendment is not anticipated to decrease the fair market value of the lot nor should adversely affect the market value of surrounding lots. However, Lots 55 and 57 which are adjacent to the subject lot were purchased with a reasonable expectation that no development would occur within the Scenic Reserve adjacent to their respective lots. An argument could be made that reduction of the Scenic Reserve adjacent to their lot could create a diminutive impact.
5. A lot would be adversely impacted by a change in storm drainage runoff, a change in the water supply or water flow, the existence of health or safety risks, or any circumstance which would prohibit or unreasonably limit the ability of the property owner to use the lot for its intended purpose;
Staff Analysis: The addition of a swimming pool is not anticipated to have a significant impact to storm drainage runoff, will not change water supply or water flow, create health or safety risks, nor create circumstances that would prohibit or unreasonably limit the ability of the property owner(s) to use the lot(s) for their intended purpose. Lots adjacent to the subject parcel and within the subdivision had a reliance on the restricted use on the lot as a result of the Scenic Reserve.
6. The size, location or configuration of any lot would violate or not conform to restrictions or regulations applicable to such lot without first having obtained a variance or other appropriate relief.
Staff Analysis: The request seeks to remove a use and/or development restriction that impacts the property. Currently, the proposed use is in violation and does not conform to the allowed uses in the Scenic Preserve. Approval of the amendment will permit the proposed use on the subject parcel. Approval of the amendment will not create the need for additional variances or other relief.

If any owner, as recommended by the Planning Commission, is identified as potentially being injuriously affected by the proposed replat then the preliminary plan must be tabled to allow notice of the Planning Commission meeting to be sent to those owners. Those owners must then be afforded an opportunity to appear at the meeting to show that they are injuriously affected.

Of the six conditions that could create adverse circumstances as a result of the proposed replat, staff believes that only condition number four is applicable. Reducing the scenic preserve area on Lot 56 will increase the developable area on Lot 56 which could impact the adjoining Lots 55 and 57.

Staff Recommendation – Injuriouly Affected

Staff recommends that any property owner in the current subdivision be afforded an opportunity to speak to show how they would be injuriously affected by the proposed replat should the Planning Commission find that such injurious conditions may exist or otherwise occur from the approval of the amendment.

Following any property owner testimony, staff recommends that a motion be made to deem or not deem any property owners as injuriously affected based on the conditions outlined in Section 205.29(B) of the Subdivision Regulations and the testimony provided. Any owners deemed injuriously affected should be specifically identified and the specific condition under Section 205.29(B) by which they are deemed injuriously affected should be identified in the motion.

Resolution – Injuriouslly Affected

For your convenience, the following is a proposed resolution for injuriouslly affected:

Proposed Resolution for Injuriouslly Affected

_____ move to deem/not deem owner(s) of the Windrush Creek subdivision as injuriouslly affected under Section 205.29(B) of the Franklin County Subdivision Regulations for subdivision Case No. 787-R.

Seconded by: _____

Staff Recommendation – Preliminary Plan

Staff recommends approval of the preliminary plan to allow the replat of the scenic preserve on Lot 56 of the Windrush Creek No. 2 subdivision.

Note If any property owners were deemed by the previous motion as injuriouslly affected, the preliminary plan approval should be conditioned on those owners signing the final plat prior to Planning Commission’s consideration of the Final Plat in accordance with Section 205.29(A).

Resolution – Preliminary Plan

For your convenience, the following is a proposed resolution for the preliminary plan:

Proposed Resolution for Preliminary Plan

_____ moves to approve the preliminary plan for subdivision Case No. 787-R.

Seconded by: _____

Staff Recommendation – Final Plat

If no owners were deemed injuriouslly affected, staff recommends approval of the final plat to allow the replat of the scenic preserve on Lot 56 of the Windrush Creek No. 2 subdivision.

If any owners were deemed injuriouslly affected, staff recommends that the Planning Commission table the final plat to allow the replat of the scenic preserve on Lot 56 of the Windrush Creek No. 2 subdivision until such time as a final plat, signed by all owners deemed injuriouslly affected, is submitted to the Franklin County Economic Development and Planning Department. Upon submission of a final plat with signatures of all owners deemed injuriouslly affected, the Economic Development and Planning Department will place the final plat on the next available Planning Commission agenda based on the application deadline for such meeting.

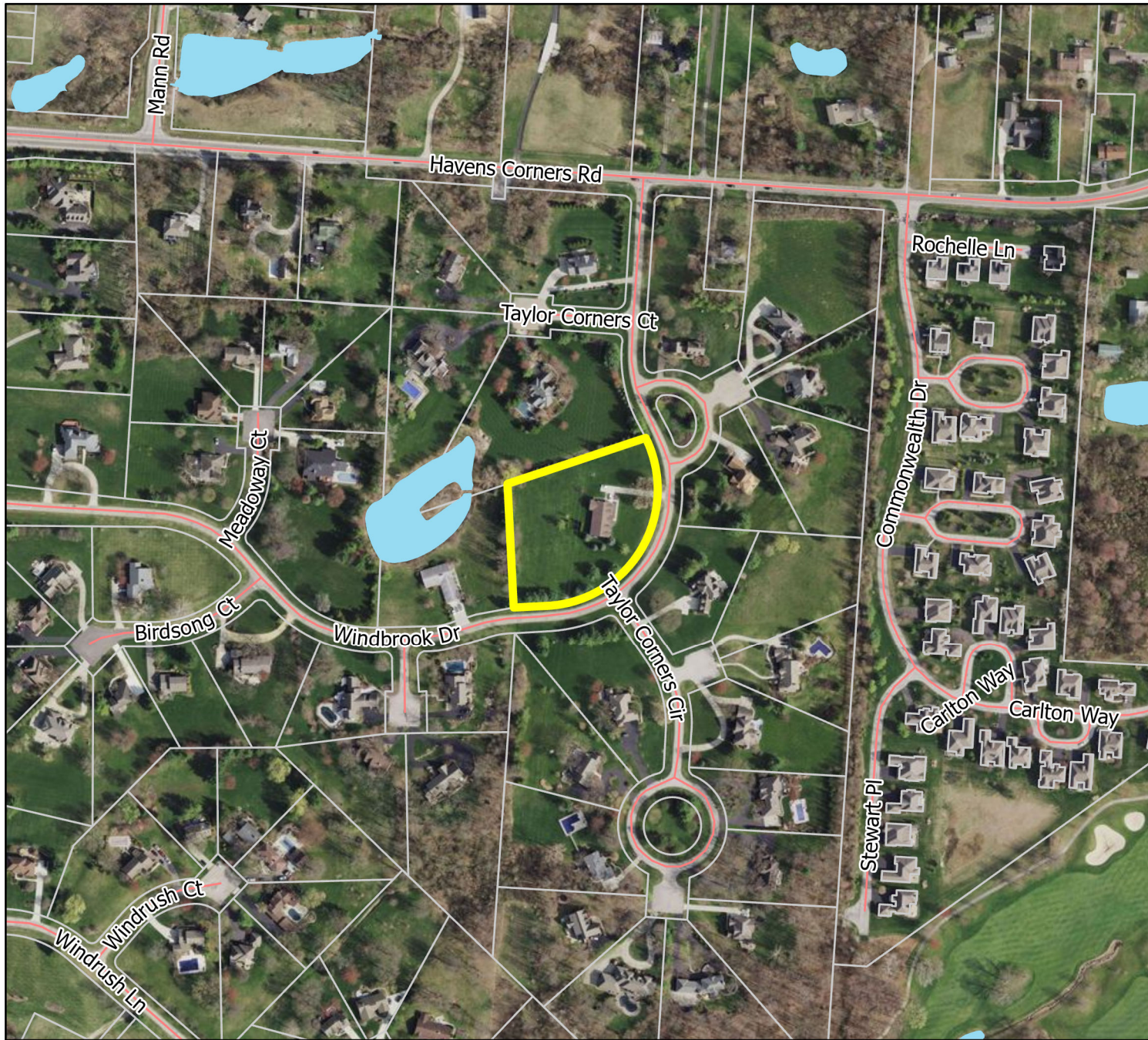
Resolution – Final Plat

For your convenience, the following is a proposed resolution for the final plat:

Proposed Resolution for Final Plat

_____ moves to approve/table the final plat for subdivision Case No. 787-R.

Seconded by: _____

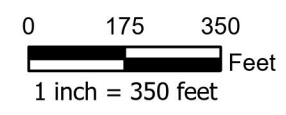
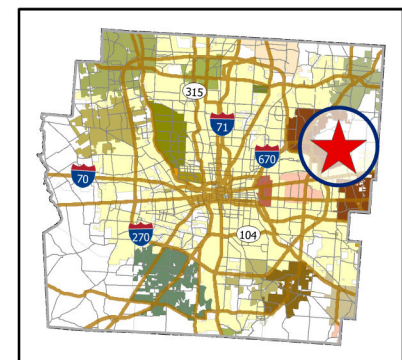


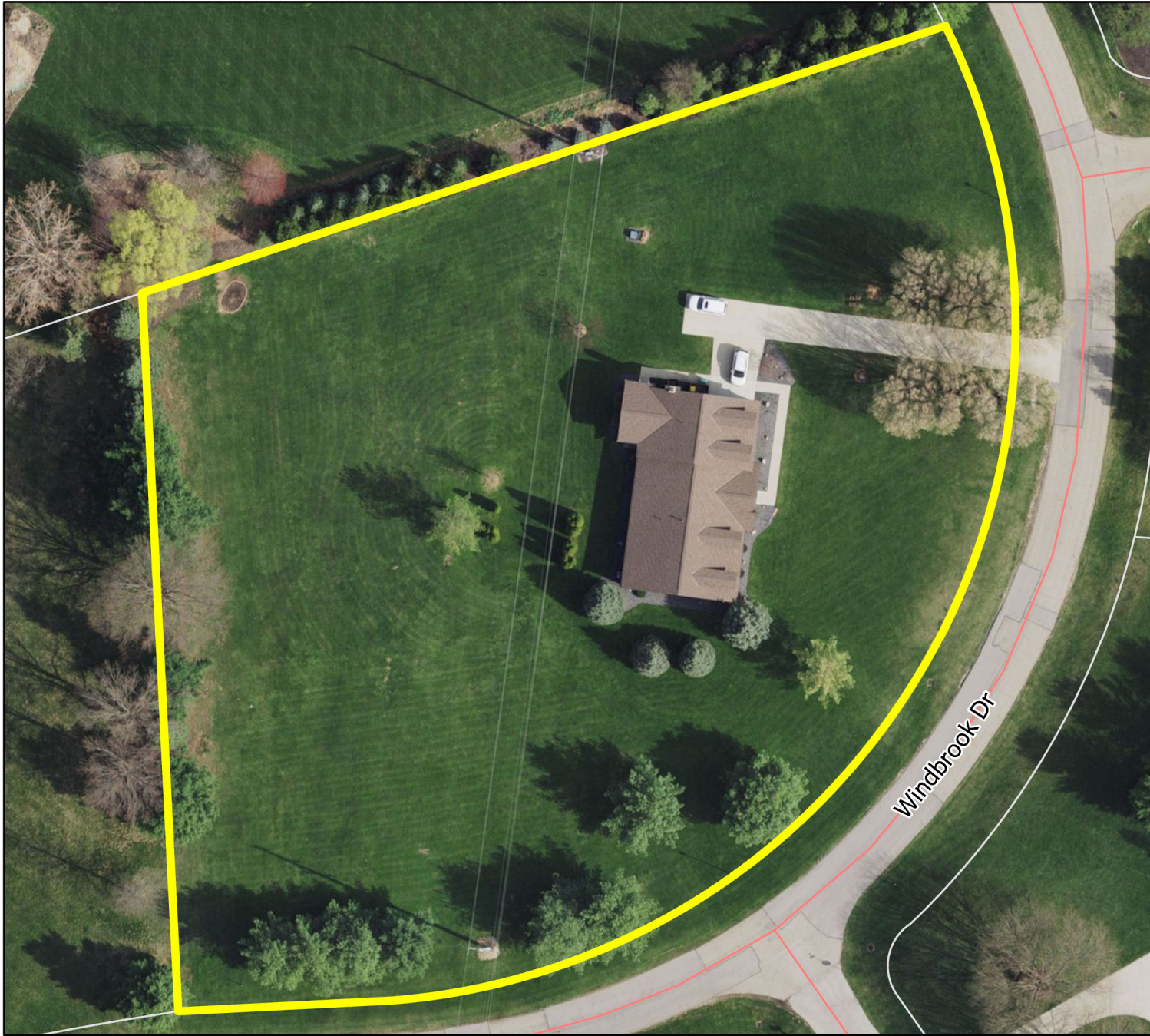
787-R

Requesting Preliminary Plan approval to Replat Lot 56 of the Windrush Creek II Subdivision to amend the location of a scenic view easement.

Acres: 2.39-acres
 Township: Jefferson Township

- Streets
- Waterbodies
- Parcels
- 6200 Windbrook Dr



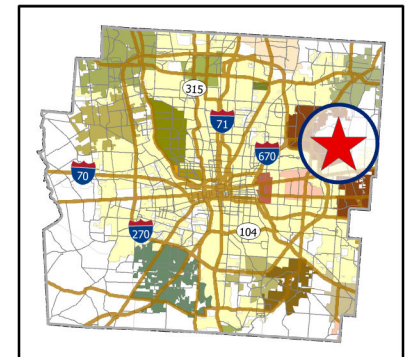


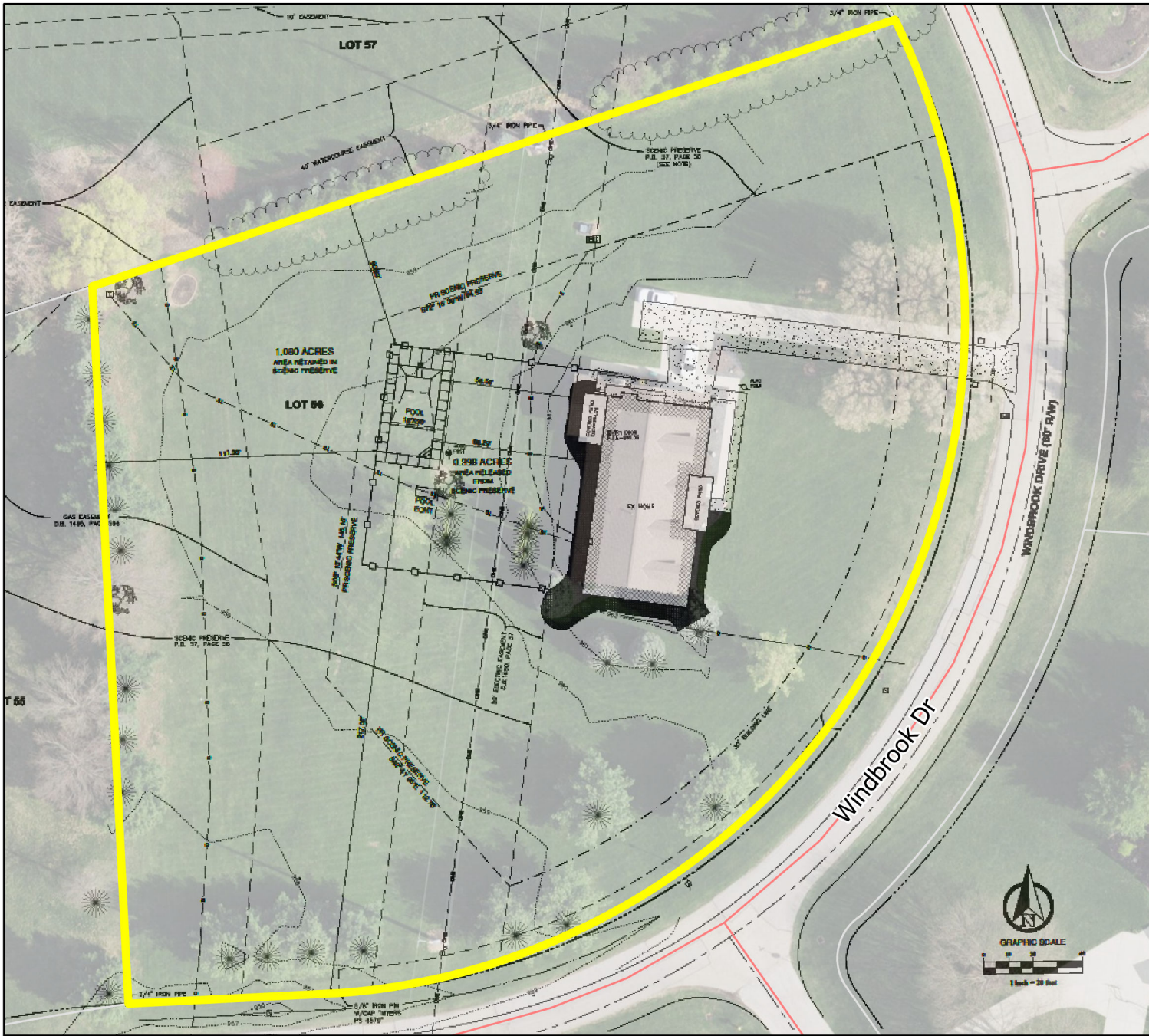
787-R

Requesting Preliminary Plan approval to Replat Lot 56 of the Windrush Creek II Subdivision to amend the location of a scenic view easement.

Acres: 2.39-acres
Township: Jefferson Township

-  Streets
-  Parcels
-  6200 Windbrook Dr



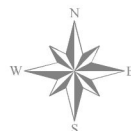
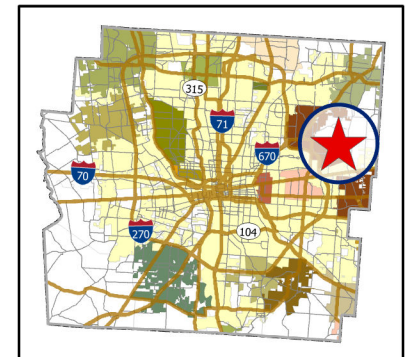


787-R

Requesting Preliminary Plan approval to Replat Lot 56 of the Windrush Creek II Subdivision to amend the location of a scenic view easement.

Acres: 2.39-acres
Township: Jefferson Township

-  Streets
-  Parcels
-  6200 Windbrook Dr





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Subdivision
Re-Plat**
Page 1

- Preliminary Plan
 Final Plat



787-SUB

Property Information

Site Address:
6200 WINDBROOK DRIVE

Parcel ID(s):
170-001734-00

Total Acreage: 2.42 Current Zoning:

Township: JEFFERSON Subdivision Name: WINDRUSH CREEK II

Lot Number(s)/Reserve to be Re-Platted:
56 SCENIC PRESERVE

Property Owner Information

Name: THOMAS AND MOLLY JANE KIM

Address: 6200 WINDBROOK DRIVE
BLACKLICK, OH 43004

Phone # Fax #

Email:

Engineer/Surveyor Information

Name: GANDEE HEYDINGER GROUP, LLC

Address: 5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015

Phone # 614-942-6042 Fax #

Email: AHEYDINGER@GHGCIVIL.COM

Applicant Information

- Same as property owner Same as engineer/surveyor

Name:

Address:

Phone # Fax #

Email:

Staff Use Only

Case # 787-SUB

Date Filed: 4-16-24

Fee Paid: \$1800

Receipt # 24-01260

Received By: RF

Date Accepted/Rejected: 4/16/24

Hearing Date: MAY 6, 2024

Reason for Re-Plat

- Lot Subdivision
- Lot Combination
- Lot Reconfiguration
- Other

Water & Wastewater

- Water Supply**
- Public (Central)
- Private (On-site)
- Other:

Wastewater Treatment

- Public (Central)
- Private (On-site)
- Other:

Checklist

- Completed Application
- Fee Payment (checks only)
- Preliminary Plan and/or Final Plat
5 Copies folded
- One 11"x17" of plans
- Electronic Copy in PDF and CAD
- Copy of original plat 11"x17"



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Re-Plat Page 2



Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Re-Plat application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes.

Amy Hardinge

Applicant

3/5/24

Date

Amy Hardinge

Engineer

3/5/24

Date

[Signature]

Property Owner (Signature must be notarized)

4.1.24

Date

Melby J. Klein

Property Owner (Signature must be notarized)

4/1/24

Date

**REPLAT OF THE SCENIC PRESERVE FOR LOT 56,
WINDRUSH CREEK NO. 2
(PLAT BOOK 53 PAGE 3, AMENDED IN PLAT BOOK 54 PAGE 32 AND
PLAT BOOK 57 PAGE 56)
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON,
AND BEING LOCATED IN LOT 35, SECTION 3, TOWNSHIP 1, RANGE 16,
UNITED STATES MILITARY LANDS**



RECORDING STATEMENT:
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JEFFERSON, AND BEING LOCATED IN LOT 35, SECTION 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LAND AND BEING LOT NO 56 OF THE PLAT ENTITLED "AMENDED PLAT OF WINDRUSH CREEK SECTION NO. 2 AMENDMENT TO THE SCENIC PRESERVE RESTRICTIONS" OF RECORD IN PLAT BOOK 57, PAGE 56, CONVEYED TO THOMAS KIM AND MOLLY JANE KIM IN INSTRUMENT NUMBER 202308240086929, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THIS PLAT ENTITLED "REPLAT OF THE SCENIC PRESERVE FOR LOT 56, WINDRUSH CREEK (PLAT BOOK 57, PAGE 56)" IS RECORDED TO CHANGE THE LOCATION OF THE SCENIC PRESERVE ON LOT 56. THE RECORDING OF THIS PLAT SHALL TERMINATE OR RELEASE A PORTION OF THE ORIGINAL LOCATION OF THE SCENIC PRESERVE ON LOT 56 AS SHOWN ON THE PLAT ENTITLED "AMENDED PLAT OF WINDRUSH CREEK SECTION NO. 2 AMENDMENT TO THE SCENIC PRESERVE RESTRICTIONS". THIS REVISION HAVE BEEN REVIEWED AND APPROVED BY THE TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO AND THE OWNERS OF LOT 62. THE EXISTING EASEMENTS ON LOT 56 REMAIN AS PREVIOUSLY PLATTED.

THE UNDERSIGNED, THOMAS KIM AND MOLLY JANE KIM, OWNERS OF LOT 56 HAVE HEREUNTO SET THEIR HAND THIS DAY OF _____, 2024.

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF:

WITNESS _____

THOMAS KIM _____

MOLLY JANE KIM _____

STATE OF OHIO
COUNTY OF FRANKLIN
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS KIM AND MOLLY JANE KIM, WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO



PROPERTY INFORMATION
JURISDICTION: JEFFERSON TWP
PROPERTY ADDRESS: 6200 WINDBROOK DRIVE
BLACKLICK, OHIO 43004
PARCEL NUMBER: 170-001734-00

BASIS OF BEARING
THE BEARING SHOWN HEREON ARE BASED ON THE "AMENDED PLAT OF WINDRUSH CREEK SECTION NO. 2 AMENDMENT TO THE SCENIC PRESERVE RESTRICTIONS" AS RECORDED IN PLAT BOOK 57, PAGE 59, WITH THE WEST LINE OF LOT 56 BEING NORTH 02°00'00" WEST.

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

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO APPLICABLE ZONING REGULATIONS.
APPROVED THIS _____ DAY OF _____, 2024

JEFFERSON TOWNSHIP ZONING INSPECTOR

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO APPLICABLE SUBDIVISION REGULATIONS.
APPROVED THIS _____ DAY OF _____, 2024

FRANKLIN COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 2024

FRANKLIN COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2024

FRANKLIN COUNTY DRAINAGE ENGINEER

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL REQUIRED SIGNATURES ARE SECURED.

TRANSFERRED THIS _____ DAY OF _____, 2024

AUDITOR, FRANKLIN COUNTY, OHIO

THIS _____ DAY OF _____, 20____ IN RESOLUTION NO. _____ AMEND THE WINDRUSH CREEK, SECTION NO. 2 LIMITS TO THE SCENIC PRESERVE AND ARE HEREBY APPROVE AND ACCEPT AS SUCH FOR THE COUNTY OF FRANKLIN, STATE OF OHIO, BY ITS APPROVAL AND ACCEPTANCE OF THIS PLAT.

FRANKLIN COUNTY COMMISSIONERS

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2024

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

PLAT BOOK _____ PAGE _____

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT THE SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT L. GRIFFIN, P.S. _____ DATE _____
OHIO PROFESSIONAL SURVEYOR NO. 7204

REPLAT OF SCENIC PRESERVE

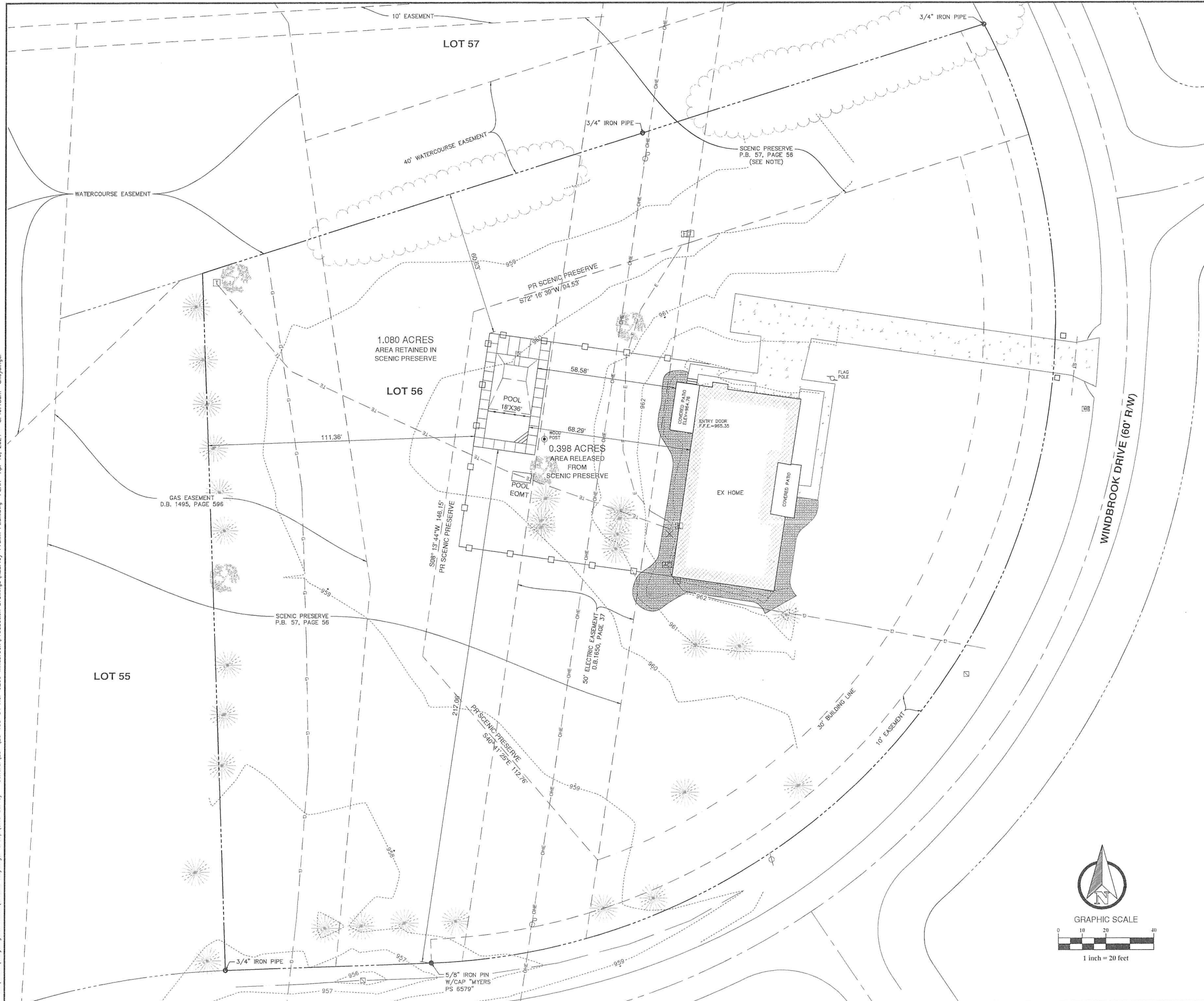
LOT 56
AMENDED PLAT OF WINDRUSH CREEK
PLAT BOOK 57, PAGE 56
STATE OF OHIO, COUNTY OF FRANKLIN,
TOWNSHIP OF JEFFERSON

PLAN PREPARED BY:
GHO
GANDEE HEYDINGER GROUP
6767 STATE ROUTE 521, SUITE B
DELAWARE, OHIO 43015
P: (614) 942-6042

SCALE: AS NOTED DATE: MARCH 5, 2024 SHEET 1 OF 2

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C:\Users\ahaydinger\OneDrive\Gandee Heydinger Group\GHC Survey - General\23-163-04 ACI-6200 Windbrook\Production Drawings\Survey-Prelim\Plan.dwg PLAN Apr 16, 2024 - 8:48:18am ahaydinger



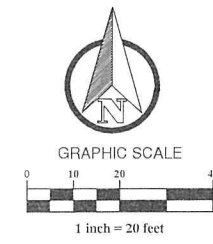
LEGEND

- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELECOMMUNICATION
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING BUILDINGS
- EXISTING CONCRETE
- EXISTING STONE LANDSCAPE BED
- EXISTING TREE
- PROPOSED FENCE

OWNER
THOMAS AND MOLLY KIM 6200 WINDBROOK COURT BLACKLICK, OH 43004
BUILDER
AQUATIC CREATIONS 6969 WORTHINGTON GALENA RD. WORTHINGTON, OH 43085 ATTN: DYLAN TEEGARDEN EMAIL: DYLAN@AQUATICCREATIONSOHIO.COM
ENGINEER / SURVEYOR
GANDEE HEYDINGER GROUP 5676 STATE ROUTE 521, SUITE B DELAWARE, OH 43015 ATTN: AARON HEYDINGER P.E. EMAIL: AHEYDINGER@GHGCVIL.COM PHONE: 614-942-6042

GENERAL SUMMARY	
SUBDIVISION	WINDRUSH CREEK, SECTION 2 PLAT BOOK 57, PAGE 56
LOT NUMBER	56
LOT AREA	2.42 ACRES

FLOOD PLAIN
THE DEVELOPMENT IS LOCATED IN ZONE X, A ZONE DESCRIBED AS OUTSIDE OF THE 100 YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, FRANKLIN COUNTY, OHIO, PANEL 214 OF 465, MAP NUMBER 39049C0214K, EFFECTIVE DATE JUNE 17, 2008.



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Franklin County, OH
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PLAN PREPARED FOR:

BLACKLICK-JEFFERSON TWP., FRANKLIN COUNTY, OHIO
6200 WINDBROOK COURT
BLACKLICK, OH 43004
PID: 170-001734-00
GAHANNA JEFFERSON CSD
PRELIMINARY PLAN

PLAN PREPARED BY:

GHG
GANDEE HEYDINGER GROUP
5676 STATE ROUTE 521, SUITE B
DELAWARE, OH 43015
P: 614.942.6042

NO.	DATE	REVISION DESCRIPTION
A	3 / 5 / 2024	INITIAL CLIENT REVIEW

Date: 3 / 5 / 2024
Scale: AS SHOWN

Drawn By: MC
Checked By: AH

Project Number:
23-163-04

DRAWING NUMBER

SHEET NUMBER