

# Franklin County Planning Commission

Judicial Services Building (Hall of Justice)  
369 South High Street  
1st Floor, Commissioners Hearing Room  
Columbus, OH 43215

Wednesday, December 14, 2022  
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of minutes from the November 30, 2022 meeting
4. Old Business:

**i. 759-V – Sierra Saumenig**

<b>Owner/Applicant:</b>	William & Heidi Hunsucker
<b>Township:</b>	Jefferson Township
<b>Site:</b>	5960 Havens Road (PID #170-000167)
<b>Acreage:</b>	7.145-acres
<b>Utilities:</b>	Public water and sewer
<b>Request:</b>	Requesting a Variance from Sections 501.05 of the Franklin County Subdivision Regulations to allow the creation of lots that would have a side lot line beyond 5 degrees of perpendicular to the street centerline and exceed the maximum permitted depth to width ratio.

\*Swear in witnesses as needed

**ii. ZON-22-03 – Matt Brown - *Requesting to Table until the March 8, 2023 meeting***

<b>Owner/Applicant:</b>	AHB Transportation, LLC.
<b>Agent:</b>	Christian Gillikin
<b>Township:</b>	Mifflin Township
<b>Site:</b>	3505 Westerville Road. (PID #190-000089)
<b>Acreage:</b>	2.030-acres
<b>Utilities:</b>	Public water and sewer
<b>Zoning:</b>	Select Commercial Planned District (SCPD)
<b>Request:</b>	Requesting to amend a Select Commercial Planned District to revise the development plan and text to allow for a truck tractor business that offers tractor services, part sales and parking of tractor trailer heads.

\*Swear in witnesses as needed

## 5. New Business:

### i. JEFF-22-08 – Sierra Saumenig

<b>Owner:</b>	Virginia Fletcher
<b>Applicant:</b>	Joshua Griffiths
<b>Township:</b>	Jefferson Township
<b>Site:</b>	854 Reynoldsburg New Albany Road (PID #170-000846)
<b>Acreage:</b>	3.88-acres
<b>Zoning:</b>	Planned Commercial District
<b>Request:</b>	Requesting a major modification of a Planned Commercial District

\*Swear in witnesses as needed

### ii. JEFF-22-10 – Sierra Saumenig

<b>Township:</b>	Jefferson Township Zoning Commission
<b>Township:</b>	Jefferson Township
<b>Request:</b>	Requesting an amendment to Sections 540.04, 550.04, 560.04, 570.04, 580.04, 640.05, and 650.05 of the Jefferson Township Zoning Resolution

\*Swear in witnesses as needed

## 6. Adjournment of Meeting to January 11, 2023



## **MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION**

**Wednesday, November 30, 2022**

The Franklin County Planning Commission convened at 369 South High Street (Judicial Services Building), in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Wednesday, November 30, 2022.

Present were:

Nancy White, Chairperson  
Chet Chaney  
Tim Guyton  
Emily Cooner  
Ashley Hoyer  
Roxanne Burrus  
Daniel Blechschmidt  
Reza Reyazi

Franklin County Economic Development and Planning Department:  
Matt Brown, Planning Administrator  
Sierra Saumenig, Planner

Chairwoman White opened the hearing.

The first order of business being the roll call and the introduction of Staff. The next order of business was approval of the minutes of the October 12, 2022 meeting. A motion was made by Mr. Guyton, seconded by Mr. Chaney, to approve the minutes of the October 12, 2022 Franklin County Planning Commission meeting. The motion passed by a vote of five yeses, zero nos, and two abstentions.

The next order of business was Rezoning Case No. ZON-22-11. The owner/applicant is Union 911, LLC. A motion was made by Mr. Chaney, seconded by Mr. Blechschmidt, to accept the applicant's request to table Rezoning Case No. ZON-22-11 until the January 11, 2023 meeting. The motion passed by a vote of seven yeses, zero nos, and zero abstentions.

### **OLD BUSINESS:**

The next order of business was to hear Case No. 766-R. The owner/applicant is Steve Littman. The site is located in Jefferson Township at 6233 Windbrook Drive. It is 2.38 acres and served by public water and sewer. The applicant was requesting a re-plat of the scenic preserve for Lot 62 of the Windrush Creek No. 2 subdivision. Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Guyton, seconded by Mr. Chaney, that no one within the existing subdivision would be injuriously affected by the proposed replat. The motion passed by a vote of eight yeses, zero nos, and zero abstentions. A motion was made by Mr. Guyton, seconded by Ms. Burrus, to approve the preliminary plan associated with Case No. 766-R. The motion passed by a vote of eight yeses, zero nos, and zero abstentions. A motion was made by Mr. Guyton, seconded by Ms. Burrus, to approve the final plat associated with Case No. 766-R. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

## NEW BUSINESS:

The next order of business was to hear Case No. 758-PP. The owner/applicant is Clark State, LLC. The site is located in Jefferson Township at 6300 Clark State Road. It is 20.19 acres and served by public water and private wastewater. The applicant was requesting preliminary plan approval of a 6-lot single-family subdivision. Ms. Sierra Saumenig read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Chaney, seconded by Ms. Burrus, to approve the preliminary plan associated with Case No. 758-PP with five staff conditions. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. 768-V&PP. The owner is HC Diversified, LLC. c/o Will Cline. The applicant is Craig Stevenson, PE. The site is located in Jackson Township on Borror Road, parcel number 160-001411. It is 59.395 acres and served by private water and wastewater. Ms. Sierra Saumenig read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Chaney, seconded by Ms. Cooner, to accept the applicant's request to table Case No. 768-V&PP until the February 8, 2023 meeting. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. JEFF-22-09. The applicant is the Jefferson Township Board of Trustees. The applicant was requesting an amendment to Section 660.22 of the Jefferson Township Zoning Resolution. Ms. Sierra Saumenig read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Blechschmidt, seconded by Ms. Cooner, to approve the requested text amendment for JEFF-22-09. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

The next order of business was to hear Case No. ZON-22-09. The applicant is the Franklin County Rural Zoning Commission. The applicant was requesting a text amendment to Section 501.020 and 513.012(2) of the Franklin County Zoning Resolution. Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Chaney, seconded by Mr. Reyazi, to approve the requested text amendment for ZON-22-09. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

The next order of business was Rezoning Case No. ZON-22-10. The owner is 3251 Westerville Road, LLC. The applicant was 3251 Westerville Road, LLC. & KMFY Law c/o Sean Mentel. The site is located in Clinton Township at 3251 & 3269 Westerville Road. It is 21.584 acres. The applicant was requesting to rezone from the Community Service (CS) district to the General Industrial (GI) district. Ms. Sierra Saumenig read and presented the case to the Franklin County Planning Commission. A motion was made by Mr. Chaney, seconded by Ms. Burrus, to approve Rezoning Case No. ZON-22-10 with three staff conditions. The motion passed by a vote of eight yeses, zero nos, and zero abstentions.

There being no further business coming before the Franklin County Planning Commission, Mr. Chaney adjourned the meeting. The hearing was adjourned at 2:36 p.m.

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Signature

Minutes of the November 30, 2022, Franklin County Planning Commission hearing were approved this 14th day of December 2022.



**From:** [Billy Hunsucker](#)  
**To:** [Saumenig, Sierra L.](#)  
**Cc:** [Information at Myers Surveying](#)  
**Subject:** Withdraw my variance request  
**Date:** Tuesday, August 30, 2022 8:54:08 AM

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Sierra, I would like to withdraw my variance request on the land split. If you have any questions, feel free to contact me.

Billy Hunsucker

**Caution**

This email originated from an email address that is outside of the county network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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**From:** Christian Gillikin <cgillikin@baileycav.com>  
**Sent:** Monday, December 5, 2022 4:59 PM  
**To:** Brown, Matthew L.  
**Cc:** ahbtransportationllc@gmail.com; ridge.14@buckeyemail.osu.edu  
**Subject:** RE: 3505 Westerville Road (PID #190-000089)

Good afternoon Matt,

I spoke with Abdi. We have decided to request to table this rezoning application to the March 2023 Planning Commission meeting. We are contacting architecture firms and hope to engage an architect to address the issues you have identified with the site plan. Since the holidays are approaching, it may take some time to identify an architect to work on this project and get them up to speed, that is why we request to table this application the March 2023 Planning Commission meeting.

Can you please provide the dates that our revised materials will be due for the March 2023 Planning Commission meeting? And I believe we need to submit a check in the amount of \$350 by December 14, 2022, for the tabling request, correct?

Thanks,  
Christian

Christian Gillikin *Associate*

**BAILEY | CAVALIERI**

10 W. Broad Street, Ste. 2100 • Columbus, OH 43215-3422

direct: 614.229.3293 • main: 614.221.3155 • fax: 614.221.0479

[cgillikin@baileycav.com](mailto:cgillikin@baileycav.com) | [baileycav.com](http://baileycav.com)

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Bailey Cavalieri LLC

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**From:** Christian Gillikin <cgillikin@baileycav.com>  
**Sent:** Thursday, December 1, 2022 3:08 PM  
**To:** Ugo Nwoke <ugonwoke@aol.com>; mybrown@franklincountyohio.gov  
**Cc:** ahbtransportationllc@gmail.com; ridge.14@buckeyemail.osu.edu  
**Subject:** RE: 3505 Westerville Road (PID #190-000089)

Thanks Matt. I spoke with Abdi. We intend to table the case. I will let you know early next week about the tabling date.

Christian Gillikin *Associate*

**BAILEY | CAVALIERI**

10 W. Broad Street, Ste. 2100 • Columbus, OH 43215-3422

direct: 614.229.3293 • main: 614.221.3155 • fax: 614.221.0479



## STAFF REPORT

Planning Commission  
December 14, 2022

### Case: JEFF-22-08

Prepared by: Sierra Saumenig

<b>Owner:</b>	Virginia Fletcher
<b>Applicant</b>	Joshua Griffiths
<b>Township:</b>	Jefferson Township
<b>Site:</b>	854 Reynoldsburg New Albany Road (PID #170-000846)
<b>Acreage:</b>	3.88-acres
<b>Zoning:</b>	Planned Commercial District
<b>Request:</b>	Requesting a major modification of a Planned Commercial District

#### Summary

The applicant is requesting a major modification to a previously approved (# ZC 2005-07) rezoning request to the Planned Commercial District in Jefferson Township.

The proposal does not keep with the spirit and intent of the Planned Commercial District, it is not in accordance with the Comprehensive Plan, and does not advance the general welfare of the Township. Staff recommends **denial**.

#### Project overview

The request is for a major modification to a previously approved Planned Commercial District to allow for a tree and landscaping business and commercial storage space for contractors and small businesses. The subject site is located on the west side of Reynoldsburg-New Albany Road, approximately 150 feet south of Taylor Road in Jefferson Township. The sites include 1 single-family home which will be removed.

The modification will include the construction of three storage buildings being 10,000, 9,800, and 2,400 square feet in size as well as associated parking. The development will have direct access to Reynoldsburg-New Albany Road. The rear of the site includes floodplain area and no development is proposed within that area.

#### Surrounding Zoning and Land Use

All surrounding properties are located within Jefferson Township. Properties to the north are zoned Restricted Suburban Residential and are developed as a cemetery and park land. The property to the south is zoned Limited Industrial District and is developed with commercial warehousing. Properties to the west are zoned Limited Industrial (vacant) and Community Service developed with a single-family dwelling. Property to the east is zoned Countryside Residential and owned by Jefferson Water and Sewer.

#### Existing and Proposed Zoning District

The existing Planning Commercial District approved in 2005 allowed for restoration work on frames of automobiles and school buses. The development plan associated with the rezoning included one 6,000 square foot building, consisting of an office and shop area, and a small parking area.

The current request is for approval of a development plan in the Planned Commercial (PC) district that would allow a tree and landscaping business in addition to the rental of commercial storage space for contractors and small businesses. The intent of the PC district is to provide controls for uses that are not

permitted in any other commercial zoning district, addressing operational characteristics, traffic and overall performance of the site.

### **Planned Commercial District Requirements**

#### **Permitted Uses**

Specific uses must be identified by the applicant and approved by the Jefferson Township Board of Trustees.

Land and buildings within the Planned Commercial District shall be used only for those specifically selected uses identified by an applicant for zoning plan amendment and found within the Suburban Office, Neighborhood Commercial, and Community Service zoning district. The Jefferson Township Zoning Resolution outlines numerous submission requirements for rezoning proposals to the Planned Commercial District.

The application submitted is missing the following information:

1. The site plan is not signed by a registered engineer, surveyor, architect, or landscape architect.
2. Topographical contours
3. Engineering feasibility studies for proposed stormwater drainage systems

#### **Tract Size Criteria**

The minimum area to be considered for a rezoning to the Planned Commercial (PC) district is 1-acre. The proposed area for rezoning is 3.88 +/- acres in size.

#### **Development Standards**

##### ***1. Lot and Yard Areas***

- Minimum lot width is 200 feet
  - Proposed minimum lot width is 160 +/- feet
  - Applicant is requesting a divergence however the applicant has not provided justification for the request per Section 640.05(J)(1) of the Jefferson Township Zoning Resolution.
- Minimum side yard is 50 feet
  - Proposed minimum side yard is 10 feet
  - Applicant is requesting a divergence however the applicant has not provided justification for the request per Section 640.05(J)(1) of the Jefferson Township Zoning Resolution.
- Minimum rear yard is 20% of lot depth, except not to exceed 50 feet
  - Proposed minimum rear yard is 580.8 feet

##### ***2. Access***

- All uses within the PC district shall derive their access from the interior streets within the PC district, unless specific exemptions are made as part of the approved development plan
  - The proposed development as shown has (2) access points to Reynoldsburg-New Albany Road which are 16 feet in width.

##### ***3. Parking***

- Parking spaces shall be 9 feet by 20 feet plus adequate area for ingress and egress
- Parking spaces must be located on the same lot as the structure or use served and have a minimum parking area setback of 25 feet
  - Parking space size standards have been met.
  - Proposed minimum parking area setback is zero (0) feet.
    - No divergence has been requested. Staff requested the applicant relocate parking and at the time of writing this staff report, the parking area remains at a 0-foot setback.
- It is not clear to staff from the Jefferson Township Zoning Resolution what parking calculations are appropriate for the proposed use. The applicant provided limited information

- to the number of contractors, or other small businesses, that the space may be rented to or the number of employees that would be associated with the tree/landscaping business or other businesses renting space. The applicant also stated that a second parking lot would be established in the future, but the proposed site plan does not identify a second parking area.
- The total square footage of the buildings is approximately 22,200 square feet. The applicant has proposed 20 parking spaces which equate to one parking space per 1,110 square feet.

#### 4. *Screening*

- Screening shall be provided along any area that abuts a residential property that is acceptable to the Zoning Commission
  - Staff comment: The northern property line abuts a residentially zoned property and the site plan does not show screening along the property line.

#### 5. *Landscaping*

- Landscaping shall be installed within six (6) months after the building is completed and all land that includes buildings or parking areas must be landscaped
- For every 10 parking spaces, one (1) tree (3" caliper or larger) must be placed among the rows, in addition to the screening requirements
  - 20 surface parking spaces provided, requiring 2 trees
  - Staff Comment: The proposed site plan does not show 2 trees as required by the Jefferson Township Zoning Regulations.

#### 6. *Stormwater Drainage, Sewage Disposal and Water Supply*

- Proposed stormwater drainage must meet the Franklin County Stormwater Drainage Manual and proof of utilities must be provided. Jefferson Township is responsible for ensuring the site complies with the Stormwater Drainage Manual
  - Staff Comment: The applicant has not provided an engineered site plan showing existing and proposed contours, pipe profile with size of pipe, and proposed grade on the pipe. In addition, stormwater calculations have not been provided and the site plan shows no area for post construction stormwater control facilities.
  - Staff notes that the applicant provided a letter indicating that a sediment control device or detention pond will be constructed if required and two catch basins will be installed in the parking lot and drain to the rear of the properties however, no engineered site plan was provided showing where a stormwater control facility could be located on the site.

#### 7. *Architectural Design and Graphics*

- The applicant is proposing the buildings to be constructed with galvanized steel.
- A maximum of 30 percent lot coverage with respect to buildings
  - Staff recommends the applicant include a lot coverage calculation as required in Section 640.04(J(3)) of the Jefferson Township Zoning Resolution to ensure lot area requirements are met
- Maximum building height is 50 feet unless otherwise approved and appropriate for the specific site and neighborhood
  - The maximum building height is 36 feet.
- Trash dumpsters are to be screened, must have lids and screened from view on all sides
  - No dumpsters are proposed on the site.
- Signage concepts must be included with the site plan
  - The site plan does not show proposed signage and the applicant indicated signage may be developed at a later time.
- Maximum sign height is 10 feet
- Maximum sign facing is 100 square feet

#### 8. *Lighting*

- A lighting plan must be submitted and describe the lamps and light fixtures

- A lighting plan was not included with the submission however, the applicant indicated all lighting on the building will provide energy efficient low pollution lighting.

### **Comprehensive Plan**

The Jefferson Township 2050 Comprehensive Plan was adopted in 2018. The Township's Land Use Management Plan map identifies the subject site as the Blacklick Area, and recommends a mixture of office, retail and residential uses in higher densities than are found in other areas of the Township. The Comprehensive Plan text states that appropriate uses for the subject site include: small scale, retail, restaurants, and office uses, which may comeingle with residential uses. Commercial uses are recommended to be located on the first floor of two or three multi-unit residential buildings

Jefferson Township also adopted Core Values in 1996 to describe the community's vision for the future. One Core Value is to adhere to the following principles:

- Protect and nurture the Township's exceptional natural landscape.
- Prevent inappropriately located, poorly planned and/or extremely high density development because of its negative impact on Jefferson Township's rural beauty, natural resources, infrastructure and "Green Community" character.
- Identify areas where growth is likely and provide the means to accommodate that growth in ways that do not diminish the Green Community Character of the Township.
- Promote and enhance the Township's economic viability

While the proposed use is commercial in nature, the use of the site being mostly storage does not provide a commercial component that would create a hub for Jefferson Township residents and nearby visitors. Additionally, the proposed development is not well planned as significant information needed to complete a thorough review has not been provided.

### **Technical Review**

#### **Franklin County Drainage Engineer's office**

- The plan needs to be consistent with the Franklin County Stormwater Drainage Manual
- Need an engineered plan showing existing and proposed contours, pipe location with catch basin, pipe profile with size of pipe, and proposed grade on the pipe.
- Stormwater calculations are required
- An O&M plan will need to be developed for stormwater infrastructure.
- An easement will be required for the N12 Stormwater Pipe.

#### **Franklin County Engineer's office**

- Right of way width for Reynoldsburg-New Albany Road needs to be labeled.
- Existing right-of-way appears to be 40' from centerline and Reynoldsburg-New Albany Road is listed on the County Thoroughfare Plan as a "major arterial" which requires 120 feet of total right-of-way (60' half measured from the centerline). Additional right-way will need to be quit clam deeded to the Franklin County Commissioners.
- The plan needs to show building and parking setbacks.
- The site will be limited to one access point and shall meet the Franklin County Access Management Regulations.
- Need to provide 1 ADA van accessible space.
- Concerns with proximity of the proposed full access to the signalized intersection of Reynoldsburg-New Albany Road at Taylor Road. The access needs to be as far south as possible. The access needs to be a right in/right out. If the applicant wants to pursue a full access they will need to provide a traffic access study to substantiate that request for the Engineer's Office to review.
- Unclear if the N12 stormwater pipe is existing or proposed.

### **Staff Analysis**

Basis of Approval: The basis for approving a Planned Commercial (PC) district application shall be, but is not limited to, the following:

1. *That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this zoning resolution;*
  - The development proposal as submitted does not keep with the purpose and intent of the PC district to allow for a mixture of uses that are compatible with the surrounding area. The proposed use does not provide a commercial component for residents to utilize.
  - Two divergences have been requested from the standards, to allow a lot width of 160 feet in lieu of the required minimum 200 feet and to reduce the side yard from the required minimum of 50 feet to 10 feet.
    - i. The applicant did not provide justification for these divergences and staff does not believe they are warranted.
2. *That the proposed development is in conformity with a comprehensive plan or portion thereof as it may apply;*
  - Staff believes the proposed development does not meet the Plan's recommendations for the reasons outlines in the Comprehensive Plan section of this report.
3. *That the proposed development advances the general welfare of the Township and the immediate vicinity;*
  - Staff does not believe this development enhances the general welfare of the Township as various items for a full analysis of the proposed development are missing.
4. *That the benefits, improved arrangement, and the design of the proposed development justify the deviation from standard residential development requirements included in the zoning resolution.*
  - The development as proposed does not justify the deviation from the standard development requirements as many adopted policies and regulations are unmet.

### **Staff Recommendation**

Staff recommends **denial** of the request for a major modification to the previously approved Planned Commercial District (PCD).



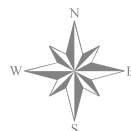
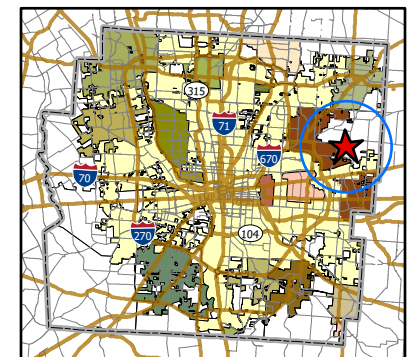


**JEFF-22-08**

Requesting a major  
modification of a Planned  
Commercial District

Acres: 3.88-acres  
Township: Jefferson Township

- Streets
- Parcels
- 854 Reynoldsburg-New Albany Road





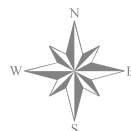
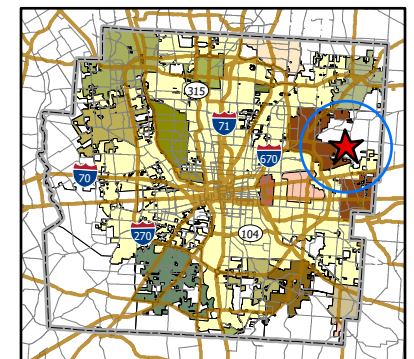


**JEFF-22-08**

Requesting a major  
modification of a Planned  
Commercial District

Acres: 3.88-acres  
Township: Jefferson Township

- Streets
- Parcels
- 854 Reynoldsburg-New Albany Road





JEFFERSON TOWNSHIP  
ZONING COMMISSION



TEL: (614) 855-4265  
www.jeffersontownship.org  
Email: [cmccroskey@jeffersontownship.org](mailto:cmccroskey@jeffersontownship.org)

**APPLICATION FOR ZONING CHANGE**

Case Number: AD22-~~000005~~5 Date: 11-1-2022

Applicant: Joshua Griffiths Property Owner: Virginia L Fletcher

Street Address: 389 Connors Grove Street Address: 6846 Lee Rd

City: Columbus State: OH Zip: 43213 City: Westerville State: OH Zip: 43081

Phone Number: (614) 813-1660 Phone Number: ( )

E-Mail Address: greentreecompany@att.net E-Mail Address: \_\_\_\_\_

*In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution,  
I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the  
Commercial Zoning District to the Commercial Zoning District for property located at:*

Street Address: 854 Reynoldsburg New Albany Rd Parcel #: 170-000846

Acreage to be rezoned: 3.88

--- Please type or print information ---  
--- Please answer the following questions thoroughly and completely ---  
--- If additional space is needed, attach extra sheets ---

**1. The proposed use of the property is:**

Operating a tree and landscape business. We will also rent out  
commercial storage to contractors and small businesses.

**2. The property is currently being used for:**

The property is house on the property  
are vacant & dilapidated. There are bullet holes through the house. The property  
is unsafe and lowering jeffersontownship property values. The property



is only currently being used to breed mosquitos; possibly criminal activity.

3. The legal description of the property for which the rezoning is requested:

Commerical Storage & Commerical business

4. The property is outlined on the attached Site plan map.

Type of Official Map

5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:

The current property at 854 Reynoldsburg New Albany Rd is in a state of disrepair. The property is ~~amp~~ dilapidated and has been abandon for many years. There are bullet holes through the front windows. The doors have been Kicked in, where homeless have been living there. The house is unsafe and a haven for criminal & drug activity. The remaining portion of the property is also unkeep and a breeding ground for mosquitos, which further enchaines public safety. The property brings only danger and no benefits to it's neighbors, community, or township. It lowers surrounding property values. I wish to tear down the house, clear a section of land and build upscale commerical buildings. In my hands the property will become and investment in the community. It will bring in tax revenue. It will bring up property values. It may also bring in bussiness to the township. Most important it will remove an unsafe environment in your community, that will only continue to decline.





## 6. Attachments and additional information required:

- ☒ A. Complete and sign application
- ☒ B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- ☒ C. One (1) list of property owners within two hundred and fifty (250) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- ☒ D. One (1) set of mailing labels for property owners within two hundred and fifty (250) feet of subject property.
- ☒ E. One (1) A-size map showing properties within two hundred and fifty (250) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- ☒ F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- ☒ I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

*Fee to request a modification to an Approved Development Plan*

*\$500 + 50 Notice*

*If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.*

## 7. Statement of Understanding:

I, Joshua Griffiths (applicant / owner / agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have



either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: Joshua Griffith

Date: 11-1-2022

**8. Certification:**

*Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.*

**APPLICANT'S CERTIFICATION**

I / WE \_\_\_\_\_ certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner:

Please Print:

Mailing Address:

City, State, and Zip:

Phone Number: ( )

Cell #: ( )

E-Mail Address:

See Next Sheet ccm

Signature of Applicant: Joshua Griffith

Please Print: Joshua Griffiths

(If different than property owner)

Mailing Address: 389 Connors Grove

City, State, and Zip: Columbus OHio 43213

Phone Number: (614) 813-1660

Cell #: ( )

E-Mail Address: grcentreecompany@att.net





either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: Joshua Griffith

Date: 11-1-2022

**8. Certification:**

Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

**APPLICANT'S CERTIFICATION**

I / WE Joshua Griffith certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner: Virginia L Fletcher

Please Print:

Virginia L Fletcher

Mailing Address:

6834 Lee Rd

City, State, and Zip:

Westerville OH 43081

Phone Number:

(614) 203-6278

Cell #:

( )

E-Mail Address:

gingerfletcher@yahoo.com

Signature of Applicant:

Joshua Griffith

Please Print:

Joshua Griffith

(If different than property owner)

Mailing Address:

389 CORNELL GLEN

City, State, and Zip:

COLUMBUS OHIO 43213

Phone Number:

(614) 813-1660

Cell #:

( )

E-Mail Address:

griffithscorpany@att.net



To Whom it may concern,

The drainage pipe that runs on the neighboring property and cuts in at 350 ft. We will attach same size n12 pipe and run it back approx. 150 ft to facilitate building. We will not build any structures over the pipe. At the end of the pipe, we will install a sediment control device or detention pond if requested.

In the parking lot we will install 2 catch basins and drain to the rear of the property where we will install a detention pond at the end if requested.

Water is currently at the property by Jefferson township. It will be capped when the house is demoed. There is a septic tank in front of the house it will be drained, crushed and filled with the basement. Sewer tap is paid. But sewer and water services at this point will not be needed.

Thank you,

Josh Griffiths

614-813-1660



**LANDMARK**  
Survey Group

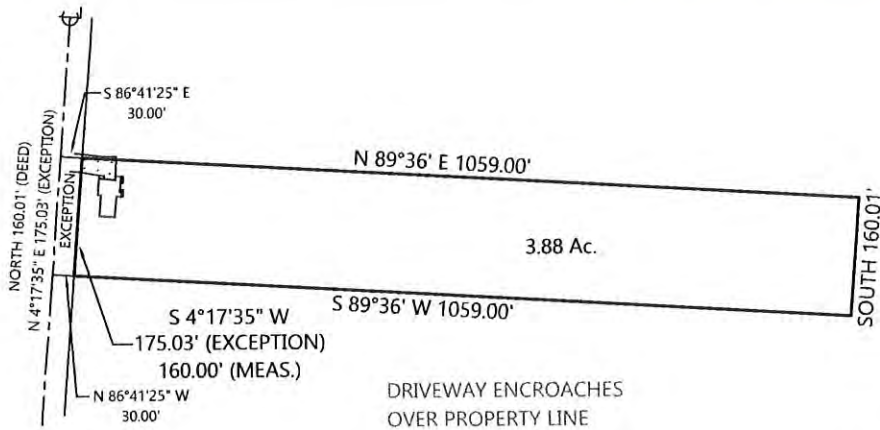
POWERED BY  
**STARS**  
SURVEY TRACKING  
AND  
RETRIEVAL SYSTEM  
www.surveystars.com



PROPERTY ADDRESS: 854 REYNOLDSBURG NEW ALBANY RD., BLACKLICK, OHIO 43004

SURVEY NUMBER: 211190

REYNOLDSBURG NEW ALBANY RD.

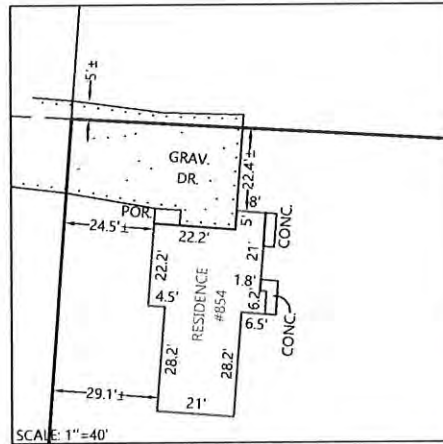


DRIVEWAY ENCROACHES  
OVER PROPERTY LINE



*Scott D. Grundei*

THIS PLAT IS NOT TO BE USED TO ERECT  
FENCES OR OTHER STRUCTURES, AND MAY  
NOT SHOW ALL EASEMENTS AFFECTING THE  
SUBJECT TRACT



LSGI#: 211190



SCALE: 1" = 200'



POINTS OF INTEREST: DRIVEWAY ENCROACHES OVER PROPERTY LINE.

CLIENT NUMBER: 18-0596

DATE: 05/02/18

BUYER: FBR ENTERPRISES, INC.

SELLER: CHRIS A. & CAROLYN L. DICKERSON

SUBLOT / ORIGINAL LOT:

SUBDIVISION:

PLAT:

PG:

COUNTY: FRANKLIN

CERTIFIED TO: OHIO TITLE JOHNSTOWN AGENCY LLC + THE  
HUNTINGTON NATIONAL BANK

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO  
ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE  
SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO  
CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED  
FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES,  
ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT  
BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey  
is proud to support:



**LANDMARK**  
Survey Group

Landmark Survey Group  
2099 West Fifth Avenue  
Columbus, Ohio 43212  
Phone: 614.485.9000  
Fax: 614.485-9003



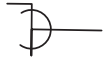


RECEIVED  
10 2022  
CCM  
JEFFERSON TWP. ZONING

Received 11/15/2022  
(updated materials for JEFF-22-08)



REYNOLDSBURG NEW ALBANY RD.  
NORTH 160.01' (DEED)



N 89°36' E 1059.00'

ZONE X

FOREST AREA

ZONE AE

PROPOSED  
IMPROVED  
ROADWAY

20'-0"

60'-0"

60'-0"

20'-0"

60'-0"

60'-0"

20'-0"

60'-0"

60'-0"

20'-0"

60'-0"

60'-0"

S 89°36' W 1059.00'

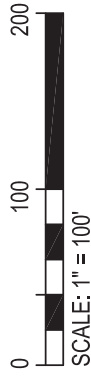
DRIVEWAY ENCROACHES  
OVER PROPERTY LINE

BLACKLICK CREEK  
APPROX. LOCATION  
X 919.72  
FLOODWAY  
FLOODWAY

SOUTH 160.01'

## PROPOSED SITE PLAN

PARCEL #170-000846,  
LOT 19, SECTION 4, TWP. 1, RANGE 16,  
U.S.M.L., JEFFERSON TOWNSHIP,  
FRANKLIN COUNTY, OHIO  
AREA: 169353.55 SQ.FT (3.88 ACRES)



To Whom it may concern,

**Building Information:**

The building will be made out of galvanized steel, so it will never rust.

The first two buildings will have a peak height of 26ft. The actual eve height of 17.8ft.

The last rear building will have a peak height of 17.4ft.

The building will look similar to this, very high-quality construction.



**Tentative Timeline:**

Land clearing will start in February 2023. The house demolition, grading and extending the drainage pipe will start March 2023.

Concrete for the first building and construction of the first building will start April 2023.

An initial parking lot will start in May 2023.

The second building will start in late 2024 along with the additional parking lot.

In late 2025 the last building and last parking lot area will be built.

At this time the property will not be serviced by sewer and water. That could change in the future. If it is it will be serviced by Jefferson township utilities.

**Divergence from section 640.**

640.01 The use will not be intense commercial use.

640.04 Development standards. The lot does not meet the current lot width requirements. There for a variance needs to be in place for the parcel. There will be a 10ft set back on the north end of the lot. There will be a 35ft setback from the beginning of the property.

The rear yard will be more then 50ft due to the creek and flood zone in the rear.

Landscape screening shall be installed such as the use of Emerald Green Giants and Emerald Green arbs, to cover parking spaces from adjacent property. Also, Emerald green giants will be used to screen the front of the building facing Reynoldsburg new Albany Rd.

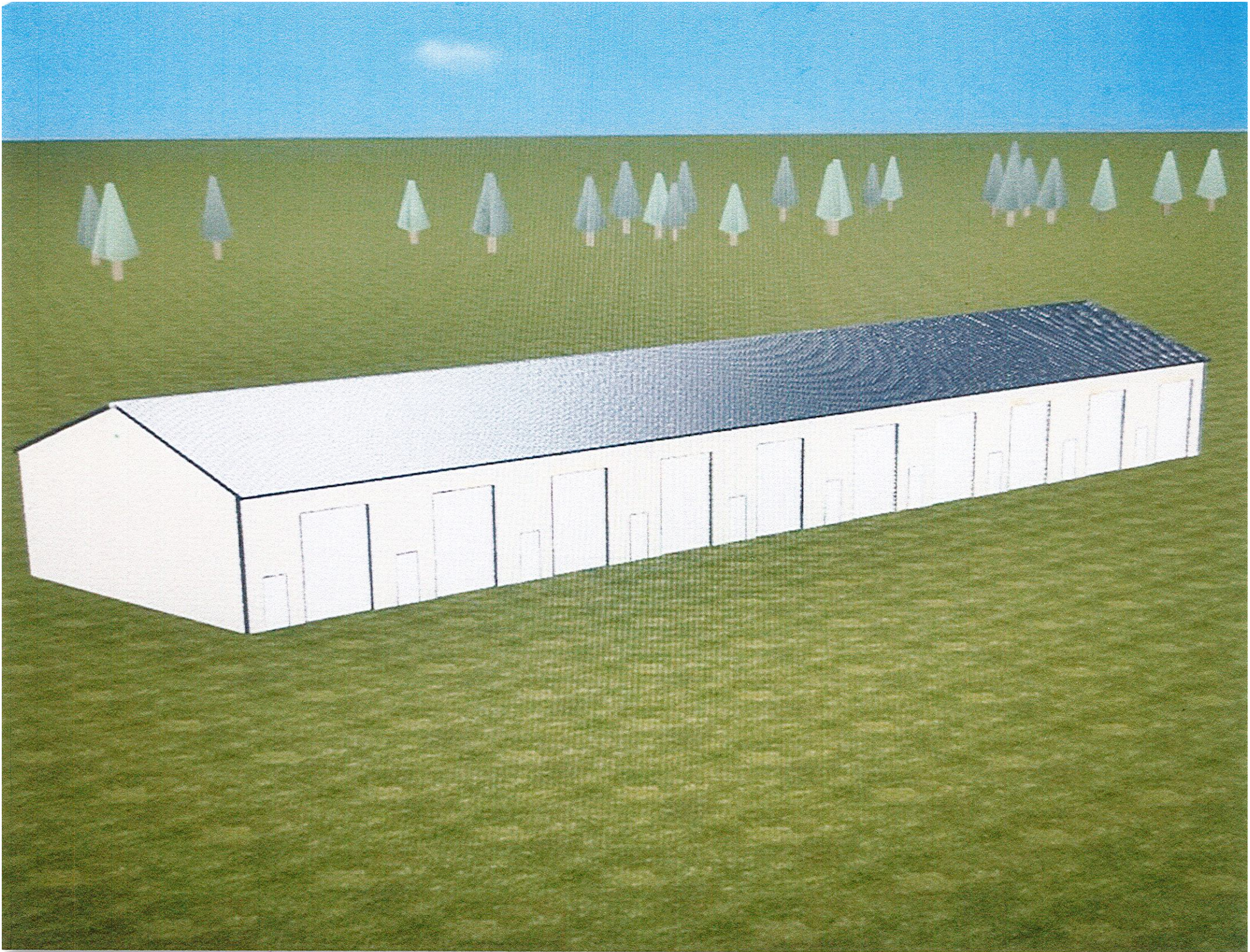
**Signage:**

We have not discussed signage but will file for permits when needed

All lighting will be on the buildings providing energy efficient low pollution lighting. As pictured in the building below.











## ***STAFF REPORT***

Planning Commission

December 14, 2022

### **Case: JEFF-22-10**

Prepared by: Sierra Saumenig

<b>Applicant:</b>	Jefferson Township Zoning Commission
<b>Township:</b>	Jefferson Township
<b>Request:</b>	Requesting an amendment to Sections 540.04, 550.04, 560.04, 570.04, 580.04, 640.05, and 650.05 of the Jefferson Township Zoning Resolution.

#### **Summary**

The Jefferson Township Zoning Commission is seeking to amend numerous sections of the Jefferson Township Zoning Resolution. These sections include 540.04, 550.04, 560.04, 570.04, 580.04, 640.05, and 650.05 which correspond with the Township's Suburban Office, Neighborhood Commercial, Community Service, Restricted Industrial, Limited Industrial, Planned Commercial and Planned Industrial Park districts.

The amendment will add an additional development standard for each of the zoning districts. The proposed amendment would prohibit all development in these districts unless a property is in a Joint Economic Development District (JEDD).

#### **Revision Summary**

The Jefferson Township Trustees passed a resolution to initiate an amendment to the Jefferson Township Zoning Resolution on November 16, 2022 to add the following language to the "Development Standards" section of each corresponding 5 straight zoning districts and to the "Application Requirement and Procedure" section of the two planned commercial districts.

The proposed amendment text is as follows:

#### **Straight Zoning Districts - Sections 540.04, 550.04, 560.04, 570.04, 580.04**

Unless otherwise excluded by resolution approved by the Board of Trustees, no real property located in this District shall be included in an Application for rezoning, Application for zoning permit, or any request to develop or redevelop the property under this District unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jefferson Township is a contracting party.

#### **Planned Zoning Districts - Sections 640.05 and 650.05 (underlined text is the only difference from the text proposed under the straight zoning districts above)**

Unless otherwise excluded by resolution approved by the Board of Trustees, any real property that is located in a PC and that is not exclusively residential shall not be included in an Application and Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jefferson Township is a contracting party."

**Staff Analysis**

Joint Economic Development Districts are agreements between municipalities and townships that allow the Township to generate income taxes from employees working at businesses within a JEDD. The proposed text amendment would exclude any development proposals from properties not within a Joint Economic Development District.

**Technical Review Agencies**

Expressed no concerns with the proposed text amendments.

**Staff Recommendation**

Staff recommends denial of the proposed text amendment due to concerns with the legality of the proposed amendments.



Franklin County  
Board of Commissioners

## ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
James Schimmer, Director

Request for

# Township Zoning Recommendation

Franklin County Planning Commission



### Township

☐ Blendon

☐ Plain

☐ Jackson

☐ Prairie

☒ Jefferson

☐ Washington

☐ Perry

### Amendment Type

☐ Map Amendment

☒ Text Amendment

☐ Land Use Plan Amendment

### Case Number

**JEFF-22-10**

### Meeting Dates

Tech Review: 11/22/22

Planning Commission: 12/14/22

### Amendment Information

#### Amendment Type

#### Information Required

Map amendment

List all parcel IDs to be amended

Zoning District

Current:

Proposed:

Text amendment

List sections of zoning resolution to be amended

**Sections 540.04, 550.04, 560.04, 570.04, 580.04, 640.05, and 650.05**

Plan amendment

Document type: ☐ New plan ☐ Existing Plan

Plan name:

Reason for amendment:

### Township Zoning Inspector Information

Name: **Charles McCroskey**

Address: **6545 Havens Road**  
**Blacklick, OH 43004**

Phone # **614-855-4265**

Fax #

Email: **cmccroskey@jeffersontownship.org**



## Section 540.04 - Development Standards

In addition to the provisions of Article VIII - General Development Standards, the following standards for arrangement and development of land and buildings are required in the SO.

A) Lot Area and Coverage

- 1) A minimum lot size of one (1) acre is required.
- 2) One (1) or more structures may be placed on a lot.
- 3) Impervious surfaces, including structures shall not occupy more than ten percent (10%) of a lot, nor in total gross floor area exceed twenty percent (20%) of the lot area.

B) Lot Width

A minimum lot width of 100 feet is required. All lots shall abut a street for a minimum distance of sixty (60) feet.

C) Side Yards

For all structures located in the SO, there shall be a side yard of not less than twenty-five (25) feet on each side of any structure located on the lot.

D) Rear Yards

For all structures located in the SO, the rear yard shall be not less than twenty percent (20%) of the lot depth, or fifty (50) feet, whichever is greater.

- E) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained.
- F) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot.
- G) All exterior lighting shall be designed to prevent direct glare on adjoining properties located within a residential zoning district.
- H) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto the public road right-of-way. Bumper guards may be cast concrete, landscaping timbers or vertical poles all of which are permanently attached to the ground and designed to prohibit direct access to the public road.
- I) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices shall be prohibited.
- J) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at any property line on the lot on which such loudspeaker or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a decibel level of sixty (60).

- K) **Unless otherwise excluded by resolution approved by the Board of Trustees, no real property located in this District shall be included in an Application for rezoning, Application for zoning permit, or any request to develop or redevelop the property under this District unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jefferson Township is a contracting party.**

## Section 550.04 - Development Standards

In addition to the provisions of Article VIII - General Development Standards, the following standards for arrangement and development of land and buildings shall be required in the NC.

A) Lot Area/Coverage

- 1) A minimum lot size of one (1) acre is required. One (1) or more structures may be placed on a lot.
- 2) Impervious surfaces including structures shall not occupy more than twenty percent (20%) of a lot nor in total gross floor area exceed forty percent (40%) of the lot area, including outside sales or storage areas.

B) Lot Width

A minimum lot width of one hundred (100) feet is required. All lots shall abut a street for a minimum distance of sixty (60) feet.

C) Side Yards

For structures located in the NC, there shall be a side yard of not less than twenty-five (25) feet on each side of any structure located on a lot.

D) Rear Yard

- 1) For structures located in the NC, the rear yard shall be not less than twenty percent (20%) of the lot depth or fifty (50) feet, whichever is greater.
- 2) A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide in addition to the minimum rear yard setback required above.

E) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained.

F) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot.

G) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning districts.

H) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto public road right-of-way. Bumper guards may be cast concrete, landscaping timbers or vertical poles all of which are permanently attached to the ground and designed to prohibit direct access to the public road.

I) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices shall be prohibited.

J) Noise attention-getting devices such as loudspeakers and amplified music shall be controlled so that at any property line on the lot upon which such loudspeaker or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a decibel level of sixty (60).

**K) Unless otherwise excluded by resolution approved by the Board of Trustees, no real property located in this District shall be included in an Application for rezoning, Application for zoning permit, or any request to develop or redevelop the property under this District unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jefferson Township is a contracting party.**

## Section 560.04 - Development Standards

In addition to the provisions of Article VIII - General Development Standards, the following standards for the arrangement and development of land and buildings shall be required in the CS:

A) Lot Area/Coverage

A minimum lot size of one (1) acre shall be required. Larger lot sizes may be necessary to provide the yard space required by this Resolution.

B) Lot Width

- 1) A minimum lot width of one hundred (100) feet at the building line shall be required.
- 2) All lots shall front and abut on a public street for a minimum distance of sixty (60) feet.

C) Side Yards

For structures located in the CS, there shall be a side yard of not less than fifty (50) feet on each side of any structure located on the lot.

D) Rear Yard

- 1) For structures located in the CS, the rear yard shall be no less than twenty percent (20%) of the lot depth or fifty (50) feet, whichever is greater.
- 2) A use to be serviced from the rear shall have a service court, alley or combination thereof not less than forty (40) feet wide in addition to the required minimum rear yard setback listed above.

**E) Unless otherwise excluded by resolution approved by the Board of Trustees, no real property located in this District shall be included in an Application for rezoning, Application for zoning permit, or any request to develop or redevelop the property under this District unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jefferson Township is a contracting party.**

## Section 560.05 - Supplementary Development Standards

The following Development Standards shall apply to all Community Service uses:

- A) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained, and screened from the view of adjacent residential and office areas.
- B) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot.
- C) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning.
- D) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto the public road right-of-way. Bumper guards may be cast concrete, landscaping timbers or vertical poles all of which are permanently attached to the ground and designed to prohibit direct access to the public road.
- E) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices shall be prohibited.
- F) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at the property line on which such loudspeaker or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a decibel level of sixty (60), as measured at any property line

### **Section 570.03 - Conditional Uses**

The following use may be allowed in the Restricted Industrial District, subject to approval in accordance with Article X, Sections 1020.03, 1020.04 and 1020.05.

Research and development laboratories not permitted under any other section of this Resolution.

### **Section 570.04 - Development Standards**

In addition to the provisions of Article VIII - General Development Standards, the following standards for arrangement and development of land and buildings are required in the RI.

A) *Lot Area/Coverage*

Lot size shall be adequate to provide the yard space required by these development standards and the following provisions:

- 1) A use allowed in this district shall operate entirely within an enclosed structure, emitting no dust, smoke, noxious odor or fumes outside this structure, and producing a noise level audible at the property line no greater than the average noise level occurring on any adjacent street.
- 2) Open service areas and loading docks shall be effectively screened to conceal service and loading operations from adjoining streets and from any Residential District or Planned Residential district as defined in Article III.

B) *Lot Width*

All lots shall abut a public street for a minimum distance of one hundred (100) feet and have adequate lot width to provide the yard space required by these development standards.

C) *Side Yards*

For structures, including open service and loading areas, the minimum required side yards shall be not less than fifty (50) feet on each side of the structure from the interior lot line. A minimum of one hundred (100) feet shall be required from any Residential District or Planned Residential District as defined in Article III, or any non-conforming residential lot.

D) *Rear Yard*

For structures, the required rear yard shall be not less than twenty percent (20%) of the lot depth or fifty (50) feet, whichever is greater, from any interior lot line. A minimum of one hundred (100) feet shall be required from any Residential District or Planned Residential District as listed in Article III, or any non-conforming residential lot.

E) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained.

F) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot.

G) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning districts.

H) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto the public road right-of-way. Bumper guards may be cast concrete, landscaping timbers or vertical poles all of which are permanently attached to the ground and designed to prohibit direct access to the public road.

I) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners or other similar moving device shall be prohibited.

J) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at any property line of the lot upon which such loudspeaker or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a decibel level of sixty (60).

- K) Unless otherwise excluded by resolution approved by the Board of Trustees, no real property located in this District shall be included in an Application for rezoning, Application for zoning permit, or any request to develop or redevelop the property under this District unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jefferson Township is a contracting party.

- E) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained.
- F) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot.
- G) All exterior lighting shall be designed to prevent direct glare on adjoin residential zoning districts.
- H) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto the public road right-of-way. Bumper guards may be cast concrete, landscaping timbers or vertical poles all of which are permanently attached to the ground and designed to prohibit direct access to the public road.
- I) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices shall be prohibited.
- J) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at any property line of the lot upon which such loudspeaker or noise attention-getting devices is used, the noise level emitted from such loudspeaker shall not be above a decibel level of sixty (60).
- K) Unless otherwise excluded by resolution approved by the Board of Trustees, no real property located in this District shall be included in an Application for rezoning, Application for zoning permit, or any request to develop or redevelop the property under this District unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jefferson Township is a contracting party.**

C) Development Plan Submission

Ten (10) copies of a development plan, signed by a registered engineer or surveyor and architect or landscape architect, shall be submitted with the application to amend the Official Zoning District Map. Such development plan shall conform to the following:

- 1) The preliminary plan requirements of the Franklin County Subdivision Regulations, as amended and adopted by the Franklin County Commissioners on January 16, 2001 and as may be amended in the future. Such requirements include, but are not limited to, topographical contours at one (1) foot or two (2) foot intervals, soils information at a 1" = 100' scale, information on wooded areas, floodplains, and engineering feasibility studies for proposed sewage disposal, water supply, and stormwater drainage systems.
- 2) The proposed location and size of areas of commercial use, indicating building locations, building type, total square feet for each area, and the total number of parking spaces proposed in the development plan.
- 3) The proposed size, location, and use of non-commercial portions of the tract, including usable open areas, parks, playgrounds, and other areas and spaces with the suggested ownership of such areas and spaces.
- 4) Architectural design concepts to be utilized, screening, and landscaping plans, street views of typical improvements, and other information relating to the architectural and landscape themes.
- 5) The proposed traffic circulation patterns, including public and private streets, parking areas, walks, and other access ways, indicating their relationship to topography, existing streets, or showing other evidence of reasonableness.
- 6) The proposed schedule of site development, construction of structures, and associated facilities, including sketches and other materials indicating design principles and concepts to be followed in site development, construction, landscaping, and other features. Such schedule shall include the proposed use or reuse of existing features such as topography, structures, streets, and easements.
- 7) The relationship of the proposed development to existing and future land use in the surrounding area, the street system, community facilities, services and other public improvements.
- 8) Evidence that the applicant has sufficient control over the land to effectuate the proposed development plan. Evidence of control includes property rights and the engineering feasibility data which may be necessary.
- 9) Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained, and those areas intended for lease.
- 10) Other information, as may be required by the Township Zoning Commission and/or the Jefferson Township Trustees, in order to determine compliance with this Resolution.

**D) Unless otherwise excluded by resolution approved by the Board of Trustees, any real property that is located in a PC and that is not exclusively residential shall not be included in an Application and Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jefferson Township is a contracting party."**

F) Plat Required

In the PIP, no use shall be established or changed and no structure shall be constructed or altered until the required subdivision plat has been recorded in accordance with the Subdivision Regulations for Franklin County, Ohio. The subdivision plat shall be in accord with the approved development plan and shall show or include:

- 1) Public and private street and block layout (lot divisions are not required, but probable arrangement should be indicated); building setback lines; water, sewer, fire-hydrant and other public utility installations, including sanitary sewage and waste disposal facilities; easements, rights-of-way, pavements, and walks; and land reserved for non-industrial use with indication of the nature of the use.
- 2) The nature and extent of earthwork required for site preparation and the installation of public improvements such as streets and utilities.
- 3) Deed restrictions, covenants, easements and encumbrances to be used to control the private use, development, and maintenance of the land and improvements thereon, including those applicable to areas within the tract to be developed non-industrially.

G) Extension of Time

- 1) An extension of the time limit of the approved development plan may be approved by the Zoning Commission. Such approval shall be given upon a finding of the necessity for such extension and that such extension is not in conflict with the general health and safety of the public or of the development standards for the zoning district. An application for extension of time shall be filed with the Zoning Commission no later than one hundred eighty (180) days prior to the date that approval will terminate.

H) Divergences

- 1) An applicant for PIP approval may request a divergence from any development standard or other requirement set forth in this Section 650. An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore on the development plan submittals, with a request that the proposed divergence be approved as part of and as shown on the development plan.
- l) **Unless otherwise excluded by resolution approved by the Board of Trustees, any real property that is located in a PC and that is not exclusively residential shall not be included in an Application and Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jefferson Township is a contracting party."**

## Section 650.06 - Procedure to Modify an Approved Plan

- A) Due to the nature of the PIP, it is contemplated that modification of the approved development plan is likely. The Jefferson Township Zoning Commission shall be notified of any proposed or contemplated modification to the approved development plan. The applicant desiring to modify the approved development plan shall furnish all particulars, including site plan, etc., that may be required by the Zoning Inspector, for review by the Zoning Commission. Such materials must be filed in the same quantities as required for a zoning hearing at least ten (10) days prior to review by the Zoning Commission. The Zoning Commission shall determine by vote whether the proposed or contemplated modification is a major modification or a minor modification. If the Zoning Commission finds that the proposed or contemplated modification is a major modification, the normal rezoning procedure must be followed prior to action on the modification. If the Zoning Commission finds that the proposed or contemplated modification is minor, it shall, vote to approve, approve with modifications or deny the modification based upon the following findings: