



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY SEPTEMBER 25, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE COMMUNITY
DEVELOPMENT COMMITTEE MEETING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Clemens
Safety: Chmn Long, Cicak, Clemens, Spalding
Service: Chmn Luzader, Clemens, Spalding, Cicak
Finance: Chmn Cotner, Long, Luzader, Skinner

* * * * *

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – September 11, 2017
4. Discussion
 - a. ORDINANCE APPROVING THE MODIFICATION OF THE PLAT OF THE OAK VALLEY SUBDIVISION, SECTION ONE; Application #179772; Applicant: Dennis and Jennifer Franko. (Planning Commission 9/7/2017 Unanimous Vote).
 - b. RESOLUTION TO ADOPT THE MID-OHIO REGIONAL PLANNING COMMISSION (MORPC) SUSTAINABLE2050 INITIATIVE; AND DECLARING AN EMERGENCY.
 - c. AN ORDINANCE TO ADOPT THE SOLID WASTE MANAGEMENT PLAN FOR THE SOLID WASTE AUTHORITY OF CENTRAL OHIO; AND DECLARING AN EMERGENCY. (First Reading 9/11/2017).
 - d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1193.07 Design Standards of Chapter 1193 Historic Overlay District. (Second Reading 9/11/2017; Planning Commission 7/6/2017 Unanimous Approval).
 - e. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 0 Graham Road, Reynoldsburg, Ohio, from R-2 Single Family Residence District to S-1 Special District; Applicant Mark Larrimer. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval).

- f. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6305 E. Livingston Avenue, Reynoldsburg, Ohio, from CC Community Commerce District to S-1 Special District; Applicant Mark Larrimer. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval)

- g. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6900 E. Main Street, Reynoldsburg, Ohio, from CS Community Services District to S-1 Special District; Applicant Mark Larrimer. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval)

- h. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 6269-6275 E. Main Street, Reynoldsburg, Ohio, from CC Community Commerce District to CS Community Services District with Limited Overlay; Applicant Sammy Kanaan, Agent for Owner. (Second Reading 9/11/2017; Planning Commission 8/3/2017 Unanimous Approval)



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY SEPTEMBER 11, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – July 24, 2017

RESULT:	ACCEPTED
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4. Discussion

a. Liquor Permit Request 7458 E. Main Street; TWDW LLC

Mr. Luzader: Is there any discussion on this at the present time? I've talked to the Chief about this and I think they're still in the middle of their investigation on this so if it's ok with the Committee, I'd like to hold this for 2 weeks.

Mr. Hood: There is a specific period of time you have to respond or as for an extension.

Mr. Joseph: What would happen if we miss that?

Mr. Hood: We waive our objection.

Mr. Long: I'm looking at the application and it says September 25th.

Mr. Joseph: That's 2 weeks, our next meeting.

Mr. Hood: We can request an extension if that's what you would like to do.

Minutes Acceptance: Minutes of Sep 11, 2017 7:32 PM (Approval of Minutes)

RESULT: HELD

Next: 9/25/2017 7:32 PM

MOTION TO APPLY FOR AN EXTENTION AND HOLD FOR 2 WEEKS.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Brett Luzader, Ward II
SECONDER: Stephen Cicak, Ward I
AYES: Clemens, Cicak, Luzader, Spalding

- b. Motion that the Reynoldsburg Department of Public Service be and is Hereby Authorized and Directed to Advertise for Bids for Demolition Services.

Mr. Sampson: Welcome back gentlemen, thank you Chairman Luzader. This is for permission to advertise for demolition services for the Community Center site. Our schedule is to begin demolition in late October, early November.

Mr. Luzader: I understand that there is a companion ordinance that is going to Finance this evening?

Mr. Sampson: This is for yes, this is for funding to pay for the demolition services and the design services.

Mr. Luzader: Are there any questions?

RESULT: REFERRED TO COUNCIL [UNANIMOUS] **Next: 9/11/2017 7:45 PM**
MOVER: Brett Luzader, Ward II
SECONDER: Marshall Spalding, Ward III
AYES: Clemens, Cicak, Luzader, Spalding

- c. An Ordinance to Adopt the Solid Waste Management Plan for the Solid Waste Authority of Central Ohio; and Declaring an Emergency.

Mr. Sampson: The City is a member of a consortium that includes other municipalities in Central Ohio, we're currently re-aligning, we've met, we've had a dozen conference calls over the summer talking about the consortium to re-align based on location, days of the week, pick up entails, those kinds of things. So we're aligning the consortium. After meeting with the Mayor and Jed, we decided to extend our contract one year until this re-alignment gets resolved. That would include 2018 when we'll come back with a new contract from SWACO.

Mr. Luzader: I see you need an emergency on this, 2 weeks is fine?

Mr. Sampson: 2 weeks yes, we've got to have a commitment in by the end of the month.

Mr. Joseph: When is the last time they did a re-alignment?

Mr. Sampson: Never. They've never done a re-alignment. Its a fairly large group consortium, just about everybody. And they've never done a re-alignment and it came up this

year during our discussions that every community has different needs. We have ours on Thursday and it includes all 3 regular trash, household trash, recycling and lawn where most communities have their lawn and trash/recycling on different days so everybody is a little bit different and we thought it would be beneficial for everyone and SWACO more cost effective to see who's doing what when.

Mr. Joseph: Who all has input into how its re-aligned?

Mr. Sampson: the consortium members yes.

Mr. Joseph: That will be done in another year you say?

Mr. Sampson: No, we're hoping to get that done first quarter of 2018.

Mr. Joseph: But it would be for the next contract.

Mr. Sampson: Yes, we have the option in the original contract to have 2 1 year extensions so we're just taking advantage of that first extension as other consortium members are.

Mr. Hood: President Joseph, you may recall this is a rather new consortium, I think we're operating under our second contract so there was learning involved and I think what we're finding is what Dublin needs may not match what we need and things like that so there's going to be a lot more thought and collaboration into we envision breaking into smaller consortium groups to address specific needs of those specific communities to foster more competitive bidding.

Mr. Joseph: How many are in the consortium now?

Mr. Hood: 22 or...

Mr. Joseph: so smaller would be less than a dozen probably.

Mr. Hood: You're only talking about those municipalities that have centralized collection to begin with, so you have some municipalities that still use private haulers so that narrows it down first and its vountary so you don't have to be a member if you don't wish to and then yhou have to be a SWACO member so you have to be taking your solid waste to SWACO.

Mr. Sampson: It gives us a little more negotiating power when it comes to SWACO as a collective group and we just plan to be more efficient and maybe that's the key word efficient to be a little more aligned with some of the other consortium members.

Mr. Joseph: Thank you.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/11/2017 7:45 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

Minutes Acceptance: Minutes of Sep 11, 2017 7:32 PM (Approval of Minutes)

Planning Commission**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: September 25, 2017**TO: Service Committee****RE: Ordinance Approving the Modification of the plat of the Oak Valley Subdivision, Section One; Application #179772; Applicant: Dennis and Jennifer Franko (Planning Commission 9/7/2017 Unanimous Vote).**

See attached documentation.



CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 179772
Permit #:
Date Submitted: 8/4/17
Fee Amount: N/A
☐ Paid: N/A

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

Oak Valley Subdivision

Description of Location:

adjacent to Glen Rest Memorial Estate and Leighton Village

Parcel ID(s):

060-008391-00, 060-008392-00, 060-008393-00, 060-008394-00, 060-008395-00

Number of Lots:

5

Present Zoning:

residential

Present Use:

vacant

Complete Where Applicable:

Engineer/Surveyor: Hockaden and Associates

Builder: Price Custom Homes

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Dennis and Jennifer Franko

Property Owner Address(s):

7911 Oak Valley Road

IV. APPLICANT INFORMATION

Applicant Name:

Dennis and Jennifer Franko

Applicant Address:

7325 Victoria Court Reynoldsburg OH 43068

Applicant Phone Number:

614-582-1576

Applicant Email:

dennis.franko@gmail.com

I. PROJECT TYPE

☐ Subdivision Without Plat
(\$150 Residential/\$250 Non-Residential)

☐ Preliminary Plat
(\$750 + \$50 per lot)

☐ Final Plat
(\$750 + \$50 per lot)

☒ Plat Modification/Vacation
~~(\$500)~~

Applicant Signature: Dennis and Jennifer Franko

Date: 8/4/17

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Planning Com. Meeting

Date: 8/4/17

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting Date:

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____



HOCKADEN AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

883 N. Cassady Avenue, Columbus, Ohio 43219

Telephone: (614) 252-0993

Fax: (614) 252-0444

4.a.a

LETTER OF TRANSMITTAL

To: Mr. Dennis Franko
8488 Wildomar Avenue
Reynoldsburg, Ohio 43068

Date 18-Aug-17
Re: Project 42977/10.1
Project Name Oak Valley Subdivision
Location Oak Valley Road

Attention: Mr. Dennis Franko

WE ARE SENDING YOU VIA Pick Up THE FOLLOWING ITEMS:

 Tracing Prints X Final Survey Plot Plans
 Estimate Cut Sheets Descriptions

COPIES	DATE	NO.	DESCRIPTION
7			Replat of Oak Valley Subdivision 24"x36"
8			Replat of Oak Valley Subdivision 11"x17"

THESE ARE TRANSMITTED as checked below:

 For approval Approved as submitted
X For your use Approved as noted
 For review and comment X As requested
 Returned for corrections

REMARKS

COPY TO: _____

SIGNED Frank Long

August 1, 2017

Eric Snowden, Planning & Zoning Administrator
City of Reynoldsburg
7232 East Main Street
Reynoldsburg OH 43068

Dear Mr. Snowden,

As a property owner within or adjacent to the existing Oak Valley Subdivision, this letter is intended to provide the necessary documentation that I am aware of the application being submitted by Dennis and Jennifer Franko to modify the current plat. My signature below is confirmation that I have no objection to the City of Reynoldsburg proceeding with review and approval of that application, as submitted. I understand that the application will be reviewed according the Subdivision Regulations of City.

Thank you,



Frank Cipriano
Property Owner
Beck Properties, Ltd., Inc.

August 3, 2017

Eric Snowden, Planning & Zoning Administrator
City of Reynoldsburg
7232 East Main Street
Reynoldsburg OH 43068

Dear Mr. Snowden,

As a property owner within or adjacent to the existing Oak Valley Subdivision, this letter is intended to provide the necessary documentation that I am aware of the application being submitted by Dennis and Jennifer Franko to modify the current plat. My signature below is confirmation that I have no objection to the City of Reynoldsburg proceeding with review and approval of that application, as submitted. I understand that the application will be reviewed according the Subdivision Regulations of the City.

Thank you,


Jim Bates
Property Owner

REPLAT OF
OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 89 PAGE 69)
THE REPLAT OF EASEMENTS OF OAK VALLEY SUBDIVISION SECTION ONE
(PLAT BOOK 111 PAGE 99) AND THE VACATION OF OAK VALLEY COURT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE CITY OF REYNOLDSBURG, IN HALF SECTION 28, TOWNSHIP 16, RANGE 20, SCOFIELD'S SURVEY OF THE REFUGEE LANDS AND BEING A RESUBDIVISION OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, OF OAK VALLEY SUBDIVISION SECTION ONE, AS RECORDED IN PLAT BOOK 89 PAGE 69, AS CONVEY TO BECK PROPERTIES LTD, INC., AS RECORDED IN INSTRUMENT NO. 201112150163435, AND DENNIS AND JENNIFER FRANKO AS RECORDED IN INSTRUMENT NO. 201701090004365, THE RELEASE OF CERTAIN EASEMENTS AS CREATED IN PLAT BOOK 111 PAGE 99, AND , THE VACATION OF OAK VALLEY COURT, 50' IN WIDTH, AS ORIGINALLY DEDICATED IN SAID OAD VALLEY SUBDIVISION SECTION ONE. ALL REFERENCED DOCUMENTS ARE RECORDED IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED DENNIS AND JENNIFER FRANKO (IN 201701090004365), BECK PROPERTIES LIMITED, INC., FRANK CIPRIANO, PRESIDENT (IN 201112150163435), AND JAMES L. BATES (ORV 14344 HOS, IN 201708220116287 & IN 201708180115203) DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR REPLAT OF OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK, 89 PAGE 69), THE REPLAT OF EASEMENTS OF OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 111 PAGE 99) AND THE VACATION OF OAK VALLEY COURT, A SUBDIVISION CONTAINING LOTS NUMBERED 1A,2A AND 3A, TO HEREBY ACCEPT THE PLAT OF THE SAME, AND, DO HEREBY RELEASE THOSE EASEMENTS AS ARE INDICATED HEREON.

EASEMENTS ARE RESERVED, WHERE INDICATED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INGRESS/EGRESS, WATER AND SANITARY UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS.
FUTHERMORE, THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN TRACTS OF LAND OWNED BY SAID JAMES L. BATES AND ARE RELEASED FROM THE USES AND THE PURPOSES STATED IN THE ABOVE EASEMENT STATEMENT.

IN WITNESS WHEREOF DENNIS AND JENNIFER FRANKO, BECK PROPERTIES LIMITED, INC., FRANK CIPRIANO, PRESIDENT AND JAMES L. BATES HAVE HEREUNTO SET THEIR HANDS THIS: _____, DAY OF _____,2017.

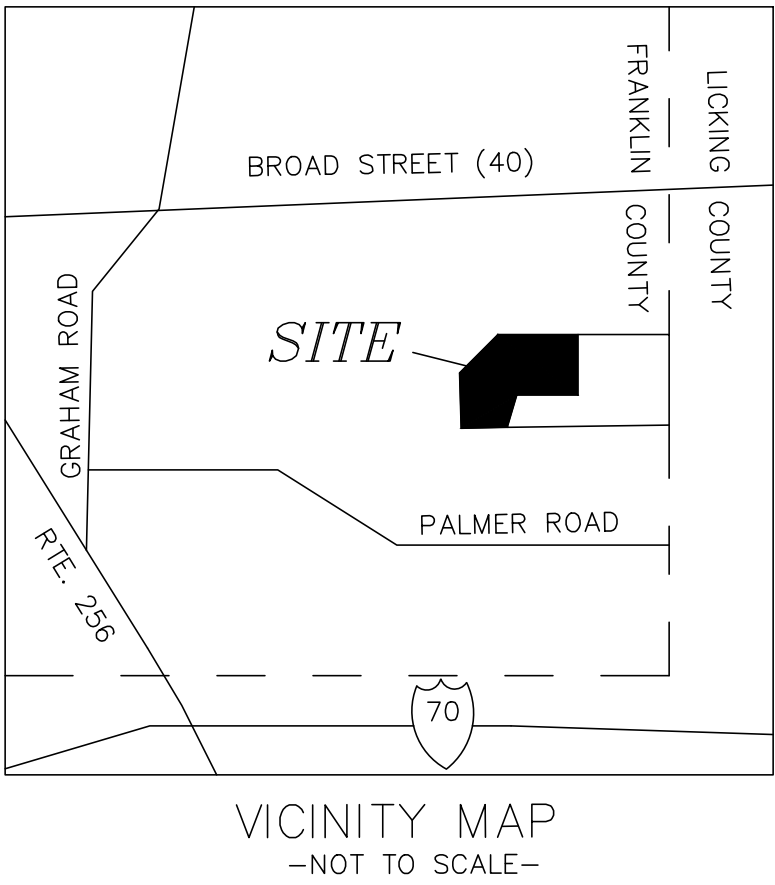
SIGNED AND ACKNOWLEDGED BY DENNIS AND JENNIFER FRANKO
IN THE PRESENCE OF:

WITNESS (AS TO BOTH) DENNIS FRANKO

WITNESS (AS TO BOTH) JENNIFER FRANKO

WITNESS BECK PROPERTIES LIMITED
FRANK CIPRIANO, PRESIDENT

WITNESS JAMES L. BATES



BEARINGS ARE BASED ON THE NORTHERLY LINE OF SAID OAK VALLEY SUBDIVISION AS BEING SOUTH 86°54'07" EAST, ALL OTHER BEARINGS UPON THIS MERIDIAN

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "FIRM" COMMUNITY PANEL NO. 39049C0408 H, EFFECTIVE DATE MAY 2, 2007, THIS TRACT OF LAND IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLANE.

PREPARED BY
HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 N. CASSADY AVENUE
COLUMBUS, OHIO 43219
(614) 252-0993
FAX 252-0444

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES SHOWN HEREON, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASURMENTS.

FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615



APPROVED THIS____DAY OF _____, 2017
CHAIRMAN, PLANNING COMMISSION
REYNOLDSBURG, OHIO

APPROVED THIS____DAY OF _____, 2017
PROFESSIONAL ENGINEER
REYNOLDSBURG, OHIO

APPROVED AND ACCEPTED THIS ____DAY OF _____,2017 BY ORDINANCE NO. _____WHEREIN ALL OF THE COURT, SHOWN DEDICATED HEREON, IS VACATED AS SUCH BY THE COUNCIL FOR THE CITY OF REYNOLDSBURG, OHIO.

MAYOR, REYNOLDSBURG, OHIO CITY CLERK REYNOLDSBURG, OHIO

TRANSFERRED THIS____DAY OF _____,2017. AUDITOR FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS____DAY OF _____
2017 AT____M. FEE_____
FILE NO._____

RECORDER FRANKLIN COUNTY, OHIO

RECORDED THIS____DAY OF _____,2017

DEPUTY RECORDER FRANKLIN COUNTY, OHIO

PLAT BOOK____,PAGE_____

NOTE: THIS VACATION PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND IS SUBJECT TO ANY FACTS REVEALED BY AN EXAMINATION OF SUCH.

STATE OF OHIO: SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DENNIS AND JENNIFER FRANKO AND FRANK CIPRIANO AND ACKNOWLEDGE THE SIGNING OF THIS INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES PURPOSES EXPRESSED THEREIN.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS;

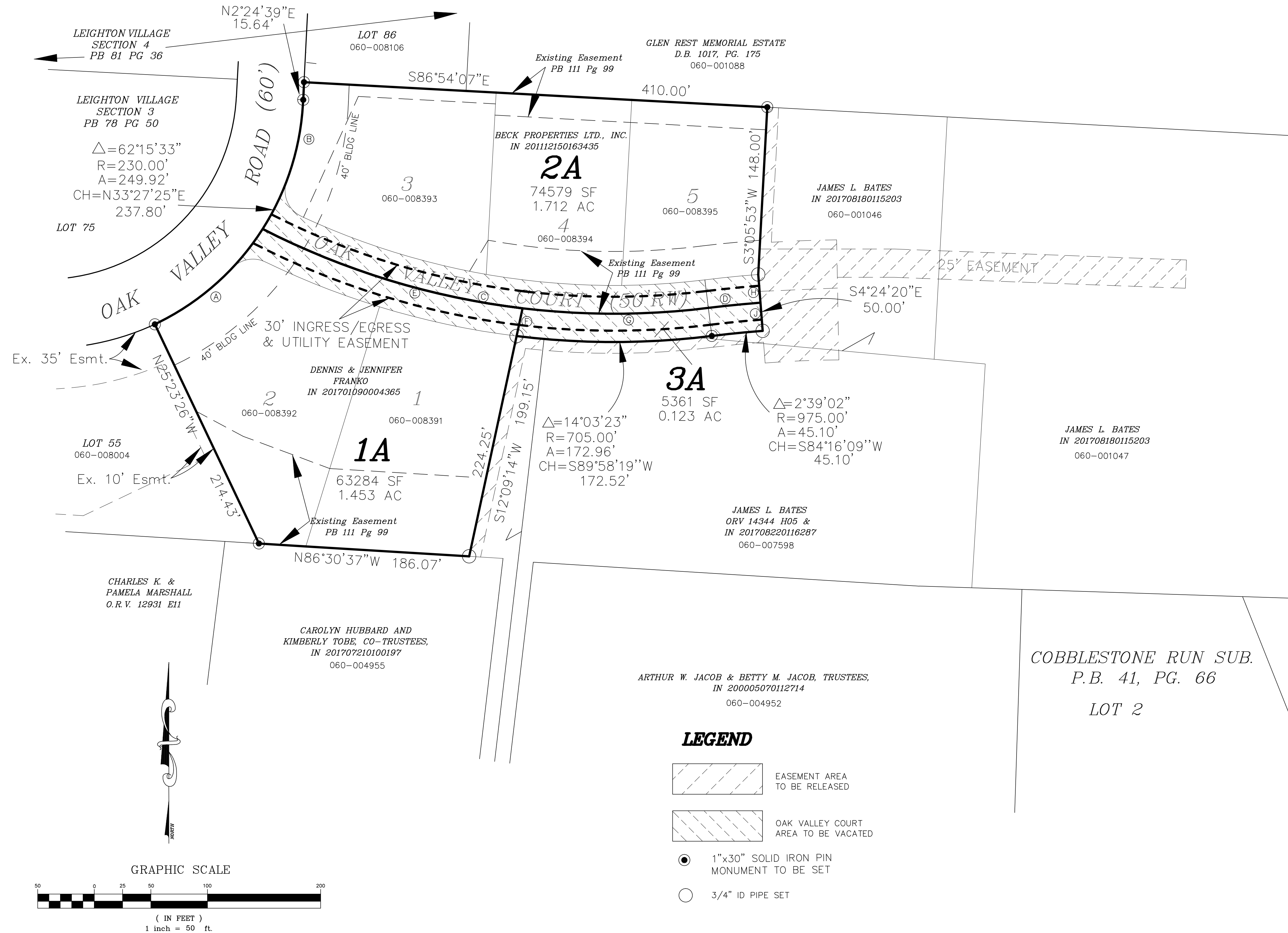
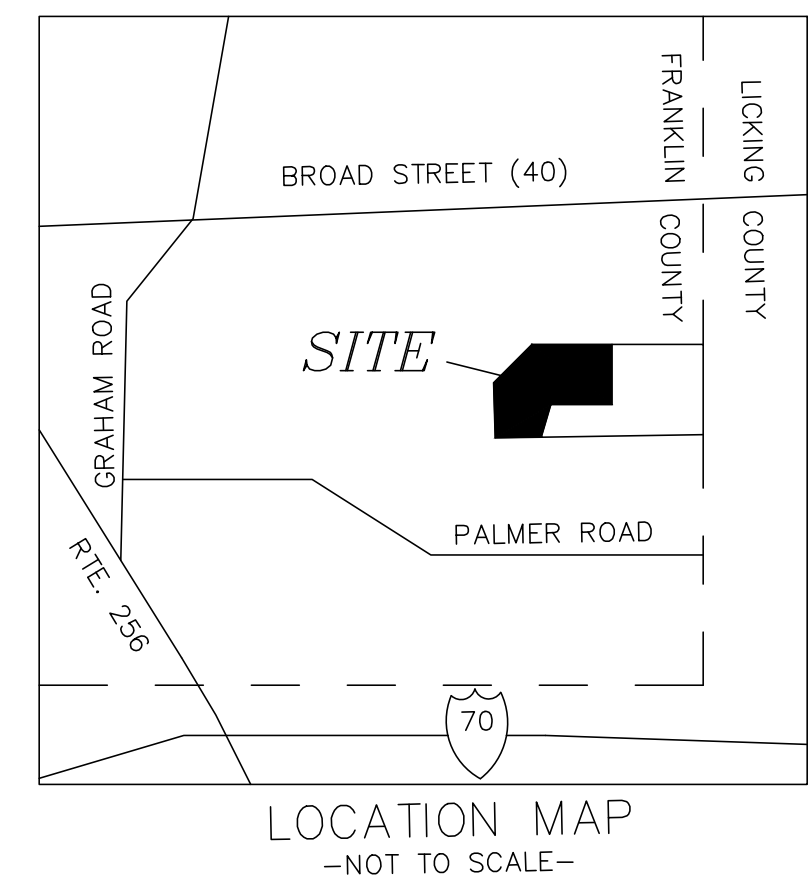
_____, DAY OF _____,2017.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC, STATE OF OHIO

REPLAT OF

OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 89 PAGE 69)

THE REPLAT OF EASEMENTS OF OAK VALLEY SUBDIVISION SECTION ONE (PLAT BOOK 111 PAGE 99) AND THE VACATION OF OAK VALLEY COURT



Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****RESOLUTION REQUEST**

DATE: September 25, 2017

TO: Service Committee

RE: A RESOLUTION TO ADOPT THE MID-OHIO REGIONAL
PLANNING COMMISSION (MORPC) SUSTAINABLE2050
INITIATIVE; AND DECLARING AN EMERGENCY

Emergency/Suspension: Emergency

Reason For Emergency: Immediate preservation of the public peace, health, or safety

Statement of necessity: MORPC requires a commitment by October 31, 2017.

The Mid-Ohio Regional Planning Commission (MORPC) is a voluntary association of Central Ohio governments and regional organizations that provides valuable community services related to transportation, housing, policy, and sustainability. MORPC, with guidance from its Sustainability Advisory Committee and member communities, has launched a new program, called sustainable2050, that replaces a program formerly known as the Central Ohio Green Pact. The City of Reynoldsburg agrees to be committed to protecting and preserving its natural resources and pursuing initiatives that will have positive impact on its environment. The city also recognizes its ability as a local government to lead and influence sustainable practices within the community in a way that is both fiscally and environmentally responsible. The city understands that MORPC is committed to providing additional technical and programmatic support to those committed to the sustainable2050 program.



Central Ohio Communities
Working Toward a Better Future

Requirements and Benefits of Membership

Eligibility

MORPC members and associate members

Green Pact members as of June 8, 2017

Requirements

- Ask your council or board of trustees to sign a **resolution of participation**.
- **Designate a local champion** to ensure public awareness of sustainable2050 and active participation in the program. The local champion should be employed by and/or be in a decision-making role of the local community.
- **Assign a representative to participate in program meetings**. The representative and local champion may be the same person.
- **Share data with MORPC** as related to goals and objectives of the Regional

Benefits

- Receipt of a **tier ranking** based on your community's ability to work toward the Regional Sustainability Agenda goals, and related performance
- MORPC **staff assistance** with data collection, and benchmarking and tracking of progress toward achieving goals and objectives of the Regional Sustainability Agenda
- **Recognition** via MORPC social media streams, events, and other outreach efforts
- Opportunity to **showcase efforts** through speaker opportunities and MORPC events
- Increased opportunities to access **funding, tools, and resources**

For more information, visit www.morpc.org/sustainable2050 or contact Rachael Beeman: (614) 233-4123; rbeeman@morpc.org

Last updated July 31, 2017

GENERIC COMMUNITY, OHIO

RESOLUTION NO. _____

DATE _____

A RESOLUTION OF COMMITMENT TO SUSTAINABLE2050

WHEREAS, the Mid-Ohio Regional Planning Commission (MORPC) is a voluntary association of Central Ohio governments and regional organizations that provides valuable community services related to transportation, housing, policy, and sustainability; and

WHEREAS, the (*Generic Community*) is a member of MORPC and represented on its Commission; and

WHEREAS, MORPC's top level Sustainability Advisory Committee has developed the Regional Sustainability Agenda which provides a framework for members and regional partners to work toward common goals; and

WHEREAS, MORPC, with guidance from its Sustainability Advisory Committee and member communities, has launched a new program, called sustainable2050, that replaces a program formerly known as the Central Ohio Green Pact; and

WHEREAS, the (*Generic Community*) has been a Green Pact member and worked cooperatively with Central Ohio communities for the past ten years to carry out the initiatives identified in the Green Pact and its associated principles; and

WHEREAS, the (*Generic Community*) is committed to protecting and preserving its natural resources and pursuing initiatives that will have positive impact on its environment; and

WHEREAS, the (*Generic Community*) recognizes its ability as a local government to lead and influence sustainable practices within the community in a way that is both fiscally and environmentally responsible; and

WHEREAS, the (*Generic Community*) understands that MORPC is committed to providing additional technical and programmatic support to those committed to the sustainable2050 program;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF (*GENERIC TOWN*), OHIO, THAT:

Section 1: The (*Generic Community*) commits to sustainable2050 ("Program") and will pursue the objectives and initiatives outlined in the Program.

Section 2: The (*Generic Community*) will designate a local champion to ensure public awareness of, and active participation in, the Program.

Section 3: The Generic Community will assign a representative to participate in Program meetings.

Section 4: The Generic Community will share data with MORPC, as related to the goals and objectives of the Program.

Section 5: This resolution shall become effective from and after the earliest period allowed by law.

Attachment: 0324_001 (Resolution of Commitment to Sustainable2050)

ATTEST:

Service Department**Bill Sampson****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

DATE: September 25, 2017**TO:****RE:** AN ORDINANCE TO ADOPT THE SOLID WASTE MANAGEMENT PLAN FOR THE SOLID WASTE AUTHORITY OF CENTRAL OHIO; AND DECLARING AN EMERGENCY. (First Reading 9/11/2017).

Emergency/Suspension: Emergency

Reason For Emergency: Immediate preservation of the public peace, health, or safety

Statement of necessity: The ratification process ends on October 31, 2017.

The SWACO board of Trustees recently approved an amended draft Solid Waste Management Plan update. The draft plan outlines the waste diversion activities of the Solid Waste District for the next several years and requires approval from the cities, villages, townships and county commissioners in the Solid Waste District. SWACO is encouraging those partners to act on the amended draft plan update during a 90-day public ratification window which began on August 1st. The Resolution/Ordinance to Adopt the Solid Waste Management Plan for the Solid Waste Authority of Central Ohio is attached.

<https://www.swaco.org/237/Solid-Waste-Management-Plan>



July 19, 2017

Dear Community Representative,

The SWACO Board of Trustees recently approved an amended draft Solid Waste Management Plan Update on July 11th, 2017. This draft Plan Update outlines the waste diversion activities of the Solid Waste District for the next several years and requires approval from the cities, villages, townships and county commissioners in the Solid Waste District. SWACO is encouraging those partners to act on the amended draft Plan Update during a 90-day public ratification window which begins on August 1, 2017.

To help with the ratification process, included with this letter is a flash drive SWACO is providing which contains a digital copy of the amended draft Solid Waste Management Plan Update. The amended copy can also be found on SWACO's website at www.swaco.org/solidwasteplan.

Timeframe

The ratification process officially starts on August 1st, 2017 and ends on October 31st, 2017. Your community may vote on approving the amended draft Plan Update at any time during this ninety (90) day period.

Voting

Each community must vote, by resolution, to approve the amended draft Plan Update. A document containing example resolution language has also been included on the flash drive. Once your community has voted, please share the results with us. We kindly request that you send a PDF or copy of the resolution that was passed to the contact information listed below.

Please know that SWACO representatives are available to attend your public meetings to speak to the draft Plan Update and answer questions.

We appreciate your on-going support to increase recycling and waste diversion in the Solid Waste District.

As always, please don't hesitate to reach out to me if you have any question regarding the draft Plan Update or the process for ratification.

Thank you for your participation in this important process.

Kyle O'Keefe, Director of Innovation and Programs



Questions, resolutions and requests for speakers may be directed to:
Kyle O'Keefe, Director Innovation and Programs
Office: 614-801-6412
Email: kyle.okeefe@swaco.org

Resolutions of support may also be mailed to:
SWACO
4239 London Groveport Road
Grove City, OH 43123

Resolution/Ordinance No. _____

A RESOLUTION/ORDINANCE TO ADOPT THE SOLID WASTE MANAGEMENT PLAN FOR THE SOLID
WASTE AUTHORITY OF CENTRAL OHIO

WHEREAS, the _____ (county, city, village, township) is located within the jurisdiction of the Solid Waste Authority of Central Ohio (SWACO).

WHEREAS, the SWACO Board of Trustees prepared and adopted a final draft of the Solid Waste Management Plan in accordance with Ohio Revised Code Sections 3734.53 3734.54 and 3734.55.

WHEREAS, SWACO has provided a copy of the Draft Final Solid Waste Management Plan for ratification to each of the legislative authorities of the District.

WHEREAS, the _____ (name of county, city, village, township) must decide whether it approves of said Solid Waste Management Plan within ninety days of receipt of the Final Draft Plan.

NOW, Therefore, Be It Resolved by the _____ (commissioners, council or trustees) of _____ (county, city, village, township):

1. The _____ (county, city, village, township) approves/disapproves the SWACO Solid Waste Management Plan
2. The Clerk is hereby directed to send SWACO a copy of this resolution to the attention of Kyle O'Keefe, SWACO, 4239 London Groveport Rd., Grove City, OH 43123.
3. That it is found and determined that all formal actions of this _____ (Board, council or trustees) concerning and relating to the passage of this resolution/ordinance were adopted in an open meeting of this _____ (Board, council or trustees) and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including Sections 121.22 of the Ohio Revised Code.

Approved/Disapproved: _____

Signature of Appropriate Officer: _____

Date: _____

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: September 25, 2017**TO:** Service Committee**RE:** Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1193.07 Design Standards of Chapter 1193 Historic Overlay District. (Second Reading 9/11/2017; Planning Commission 7/6/2017 Unanimous Approval).

See the attached document for details of proposed text amendment.

1193.07 DESIGN STANDARDS.

(j) ~~Fences, with or without masonry piers, shall be decorative and within the Historic Overlay District shall be constructed of ornamental metal tubes or solid metal bars~~ the following materials: ornamental iron or metal, stone, or brick. Fences may be constructed of wood or vinyl that gives the appearance of painted wood within the Historic Neighborhood Overlay Subarea. Fences may not exceed a height of four feet (4FT). Chain link or unfinished metal fences are not permitted anywhere within the district. The maximum height for both front and rear fences shall be four feet (4FT). Lots or parcels with the base zoning of S-1 Special District shall be exempt from these regulations but shall be subject to the fence regulations of Section 1171.06.

1193.07 DESIGN STANDARDS.

(j) Fences, with or without masonry piers, shall be decorative and within the Historic Overlay District shall be constructed of ornamental metal tubes or solid metal bars the following materials: ornamental iron or metal, stone, or brick. Within the Historic Neighborhood Overlay Subarea, fences may also be constructed of wood, vinyl, or composite material that gives the appearance of wood. Fences may not exceed a height of four feet (4FT). Chain link or unfinished metal fences are not permitted anywhere within the district. The maximum height for rear fences shall be four feet (4FT). Lots or parcels with the base zoning of S-1 Special District shall be exempt from these regulations but shall be subject to the fence regulations of Section 1171.06.

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: September 25, 2017**TO: Service Committee****RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE
NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY
AMENDED - 0 Graham Road, Reynoldsburg, Ohio, from R-2 Single
Family Residence District to S-1 Special District; Applicant Mark
Larrimer. (Second Reading 9/11/2017; Planning Commission
8/3/2017 Unanimous Approval)**

See Attachments for Details.



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 178478

Permit #:

Date Submitted: 5/23/17

Fee Amount: Waived

☒ Paid: —

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

Graham Rd. Rear Reynoldsburg 43068

FOR DISTRICT CHANGE ONLY

Description of Location:

Adjacent to north-side of Truro Township Silent Home Cemetery, 1576 Lancaster Ave.

Proposed Zoning:

S-1

Parcel ID(s):

060-000197

Size of Area to be Rezoned:

.42

Number of
Lots: **1**

Present Zoning:
R-2

Present Use:
Cemetery

Existing Structures:
720 sf Shed

Complete Where Applicable:

Engineer/Surveyor: Moody Engineering (Eng),

Builder: _____

Proposed Use:
No Change

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Truro Township Board of Trustees

Property Owner Address(s):

6900 E. Main Street, Reynoldsburg, OH 43068

IV. APPLICANT INFORMATION

Applicant Name:

Mark Larrimer

Applicant Address:

300 Spruce St. Suite 200, Columbus OH 43215

Applicant Phone Number:

614 280-8882

Applicant Email:

mlarrimer@moody-eng.com

I. PROJECT TYPE



District Change (Rezoning)

(\$750 Residential plus \$50 per lot/\$1,000
Non-Residential)



**Amendment of
Development Plan or Text**
(\$500)



Major Site Plan
(\$500)

Applicant Signature:

Date: 5/22/17

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

Date: _____

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date: _____

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: App. #178478 (Rezoning 0 Graham Road)

Instrument Number: 197404230008332

Legal Description

29 SEC 18 TWP 16 R 20 REFUGEE TRACT

Long Description

(GRAHAM RD. REAR)

Attachment: App. #178478 (Rezoning 0 Graham Road)



534060313

QUIT CLAIM DEED VOL 3406 PAGE 574

TUTELANE REGISTERED TO U.S. PAT. OFFICE
TUTELANE LAW FIRM, PUBLISHED 1998, TUTORIAL BY NAME
Standard Ohio form 809

Know all Men by these Presents

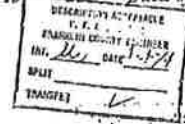
That SILENT HOME CEMETERY ASSOCIATION,

AN OHIO CORPORATION, NOT FOR PROFIT,

8332

Grantor in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations,

to ~~be~~ paid by TRUSTEES OF TRURO TOWNSHIP, FRANKLIN COUNTY, OHIO



068

Grantor the receipt whereof is hereby
acknowledged, done hereby Remise, Release and forever Quitclaim,
to the said Grantor TRUSTEES OF TRURO TOWNSHIP, FRANKLIN COUNTY, OHIO,

their successors ~~and~~ and assigns forever, the
following Real Estate situated in the County of Franklin
in the State of Ohio, and in the Township of

Truro

and bounded and described as follows:

PARCEL I: Being a part of Lot No. Twenty-nine (29) in Section 18, Township 16, Range 20, Refugee Tract. Beginning at a point, on land formerly owned by Josiah Medbery, on the north line 100 feet, more or less, west from a stake and stone at the northeast corner of a tract of land conveyed to The Silent Home Cemetery Association by Josiah Medbery and wife. Thence north 60 feet, more or less, thence west 231-6/10 ft., more or less, thence south 60 ft., more or less, thence east 231-6/10 ft., more or less, to the place of beginning, and containing thirty-two hundredths (32/100) acres, more or less, and the above is the land conveyed to H. Dysart and S. Henderlick from Archibald McCray and wife by deed recorded in Book 133, pages 379-380 of the Franklin County records.

PARCEL II: Being a part of Lot Number Twenty-nine (29) in Section 18, Township 16, Range 20, Refugee Tract. Beginning at a stake and stone at the northeast corner of a tract conveyed to the Silent Home Cemetery Trustees by Josiah Medbery and wife, thence one hundred (100) feet, more or less, west to a point in a tract conveyed to the Silent Home Cemetery Trustees by Samuel Henderlick, Mary Henderlick and Mirna Dynart, thence north sixty (60) feet, more or less, along the line of last mentioned tract belonging to Silent Home Cemetery, thence east one hundred (100) feet, more or less, thence south sixty (60) feet, more or less, to the place of beginning, containing 3/29 of an acre, more or less, and being the southeast corner of a tract conveyed to C. L. Graham by Chas. Hutson and wife, recorded in D.B. 443, page 422 on Franklin County records.

PARCEL III: Being a part of the North Half of Lot Number Twenty-nine (29) in Section 18, Township 16, Range 20 Refugee Lands. Beginning at a point on the North line of the tract of land conveyed by Jacob Connell and wife to Josiah Medbery by deed recorded in Book No. 98, pages 97 and 98 of the Franklin County records.

Thence S 1° 15' W. 449-8/100 ft., more or less, to a stake. Thence N 88° 54' W. 573-48/100 ft., more or less, to a point in Reynoldsburg and Pickerington Road. Thence N 23° 32' W, along center of said Road 466-36/100 ft., more or less, to a stake.

Thence N 1° 28' E (in center of a street in Reynoldsburg to a stake) 38-53/100 ft., more or less.

Thence S 87° 45' E along said north line, 757.51 ft., more or less, to a stake and stone, the place of beginning, and containing six and nine hundred and twenty-seven thousandths (6-927/1000) of an Acre, more or less.

To Have and to Hold said premises with all the privileges and appurtenances thereunto belonging, to the said Grantee Trustees of Truro Township, Franklin County, Ohio,
their successors ~~and~~ and assigns forever.

Grantor acquired title by deeds of record in D.B. 449, p. 60; in D.B. 449, p. 61; in D.B. 146, ps. 264 and 265; and in D.B. 146, ps. 263 and 264.

IT IS INTENDED BY THIS CONVEYANCE TO CONVEY ALL PROPERTY IN THE VILLAGE OF REYNOLDSBURG, OR IN THE TOWNSHIP OF TRURO, ACQUIRED IN THE NAME OF THE SILENT HOME CEMETERY ASSOCIATION TRUSTEES.

In Witness Whereof, the said Grantor corporation, SILENT HOME CEMETERY ASSOCIATION, sets its hand, by RALPH CONNELL, its PRESIDENT and W. V. ASHTON, its SECY-TREASURER, this

16th day of APRIL in the year of our Lord one thousand nine hundred and seventy-four, (1974)

Signed and acknowledged in presence of

to
the
signature

Harry R. Paulino
Harry R. Paulino

SILENT HOME CEMETERY ASSOCIATION
By Ralph Connell
Ralph Connell its President
By W. V. Ashton
W. V. Ashton its Secy-Treasurer

The State of OHIO, FRANKLIN County ss.
Be it Remembered That on this 16th day of APRIL, A.D. 1974, before me, the subscriber,

a Notary Public, in and for said county, personally came the above named SILENT HOME CEMETERY ASSOCIATION, by RALPH CONNELL its PRESIDENT, and W. V. ASHTON, its SECY-TREASURER

who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

TRANSFER TAX EXEMPT
By Arch J. Warren subscribed my name and affixed my official seal on the day and year last aforesaid.

This instrument prepared by
Miller & Siculan, Attorneys at Law.

HARRY R. PAULINO, Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
EXPIRATION DATE

Quit Claim Deed
8332

Silent Home Cemetery Association,
an Ohio corporation not for profit

TO

Trustees of Truro Township,
Franklin County, Ohio

Transferred APR 19 1974
ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

STATE OF OHIO

COUNTY OF FRANKLIN ss.
RECEIVED FOR RECORD ON THE

day of APR 19 1974
at 12:30 o'clock P.M.

and RECORDED APR 23 1974
DEED BOOK

PAGE
James A. Schaefer

RECORDERS FEE \$ 3.00

TAIL

HARRY R. PAULINO
7400 E. MAIN ST

REYNOLDSBURG, OHIO 43062



AP(GIS)

Generated on 05/22/2017 at 03:25:51 PM

Parcel ID	Map Routing No	Owner	Location
6000019700	060N081 00400	TRUSTEES OF TRURO	GRAHAM RD

**Disclaimer**

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

Attachment: App. #178478 (Rezoning 0 Graham Road)

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

060-000197
Graham Rd. Rear
Adjacent Property List

060-000014
Broadwyn Dr.
Board of Education
7244 E. Main Street
Reynoldsburg, OH 43068

060-000291
Graham Rd. Rear
Board of Education
7244 E. Main Street
Reynoldsburg, OH 43068

060-000316
1555 Graham Rd.
Board of Education
7244 E. Main Street
Reynoldsburg, OH 43068

060-000031
1573 Graham Rd.
Robert Bungardner
1573 Graham Rd.
Reynoldsburg, OH 43068

263-000202
Lancaster Ave.
Truro Twp. Board of Trustees
6900 E Main Street
Reynoldsburg, OH 43068

Attachment: App. #178478 (Rezoning 0 Graham Road)

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: September 25, 2017**TO: Service Committee****RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE
NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY
AMENDED - 6305 E. Livingston Avenue, Reynoldsburg, Ohio, from
CC Community Commerce District to S-1 Special District; Applicant
Mark Larrimer. (Second Reading 9/11/2017; Planning Commission
8/3/2017 Unanimous Approval)**

See Attachments for Details.



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 178477
Permit #:
Date Submitted: 5/23/17
Fee Amount: Waived
☒ Paid:

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION			
Property Address: 6305 E. Livingston Avenue, Reynoldsburg, OH		FOR DISTRICT CHANGE ONLY	
Description of Location: South-side of Livingston, East of Merchants Drive			
Parcel ID(s): 060-005861			
Number of Lots: 1	Present Zoning: CC		Proposed Zoning: S-1
Present Use: Fire Station			Size of Area to be Rezoned: 5.94 Acres
Complete Where Applicable: Engineer/Surveyor: <u>Moody Engineering (Eng)</u> Builder: _____		Existing Structures: 13,069 sf Fire Station Proposed Use: Fire Station	
III. PROPERTY OWNER OF RECORD			
Property Owner Name(s): Truro Township Board of Trustees		Property Owner Address(s): 6900 E. Main Street, Reynoldsburg, OH 43068	
IV. APPLICANT INFORMATION			
Applicant Name: Mark Larrimer			
Applicant Address: 300 Spruce St. Suite 200, Columbus OH 43215			
Applicant Phone Number: 614 280-8882		Applicant Email: mlarrimer@moody-eng.com	
I. PROJECT TYPE			
☒ District Change (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential) ☐ Amendment of Development Plan or Text (\$500) ☐ Major Site Plan (\$500)			

Applicant Signature: Mark Larrimer

Date: 5/22/17

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☒ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)

Instrument Number: 200505190095819

Legal Description

Pcl# 060-005861 Acreage 5.73900000 REFUGEE LANDS

Long Description

(6305 E. LIVINGSTON AVE)

Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)



200505190095819

Page: 3 \$36.00 T20050038991
 05/19/2005 11:46AM BXVLMER LAND
 Robert G. Montgomery
 Franklin County Recorder

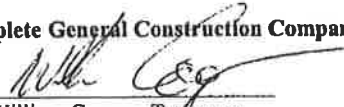
GENERAL WARRANTY DEED

Complete General Construction Company, a corporation organized under the laws of the State of Ohio, and licensed to do business in the State of Ohio, by William Cooper, its Treasurer, having been duly authorized to execute the same, for valuable consideration paid, grants, with general warranty covenants, to **The Board of Township Trustees of Truro Township**, whose tax-mailing address is 6900 E Main Street, Reynoldsburg, OH 43068, the following real property:

See Attached Legal Exhibit "A"

Prior Instrument Reference: Volume Deed Book 3701, page 355, Recorder's Office, Franklin County, Ohio.

Complete General Construction Company

By: 
 William Cooper, Treasurer

State of Ohio
 County of Fairfield

On the 19th day of May, 2005, before me personally came William Cooper, to me known to be the person who executed the foregoing instrument, being first duly sworn, Treasurer of the Complete General Construction Company, the corporation described in and which executed the foregoing instrument, who states this action is taken with full corporate authority by resolution of the Board of Directors of that corporation and that this instrument was executed pursuant to that resolution.

Witness my official signature and seal on the day last above mentioned.



MONICA R. MERRIMAN
 Notary Public, State of Ohio
 My Commission Expires 05-09-06

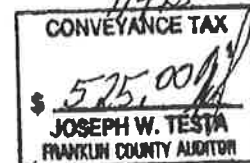

 NOTARY PUBLIC

This document was prepared by The Durst Law Firm, Co.

TRANSFERRED

MAY 19 2005

JOSEPH W. TESTA
 CLERK
 FRANKLIN COUNTY, OHIO



Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)



Civil & Environmental Consultants, Inc.
 8740 Orion Place, Suite 100 • Columbus, Ohio 43240
 Phone 614.540.6633 • Fax 614.540.6638
 CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
 NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

Description of 5.739 Residual Acres

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Half Section 20, Section 13, and Half Section 41, Section 24, Township 12, Range 21, Refugee Lands, and being a 5.739 Residual Acres of an Original 9.975 Acre Tract Conveyed to Complete General Construction Company, Deed Book 3701, Page 355 in the Franklin County Recorder's Office:

Beginning for Reference at the Centerline Intersection of Livingston Avenue and Briceton Drive (P.B. 42, Pg. 122);

Thence following the Centerline of Livingston Avenue with a Curve to the Right having a Radius of 1432.69 feet, a Delta of $11^{\circ}56'28''$, an Arc Length of 298.59 feet, and a Chord Bearing of South $79^{\circ}20'52''$ West for a Chord Distance of 298.05 feet to a Point;

Thence South $04^{\circ}40'54''$ East crossing Livingston Avenue, a Distance of 40.00 feet to a Found 3/4" Iron Pipe, 30" in Length with No ID Cap on the Southerly Right-of-Way Line of Livingston Avenue, said Iron Pipe being the True Point of Beginning;

Thence South $16^{\circ}37'37''$ East following the Westerly Line of a 0.988 Acre Tract Conveyed to Paul M & Judy F Loper, O.R. 21681, Pg. A01, and a 0.992 Acre Tract (Parcel 1) & a 1.520 (Tract 2) Conveyed to Richard A & Deborah a Raup, O.R. 20391, Pg. G15, a Distance of 567.93 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER, on the Northerly Right-of-Way Line of Birchview Drive (P.B. 42, Pg. 122);

Thence following the Right-of-Way Line of Birchview Drive (P.B. 42, Pg. 122) with a Curve to the Left having a Radius of 1025.00 feet, a Delta of $15^{\circ}29'26''$, an Arc Length of 277.12 feet, and a Chord Bearing of South $61^{\circ}02'01''$ West for a Chord Distance of 276.28 feet to a Found 3/4" Iron Pipe with an ID Cap stamped MATMAR, INC.;

Thence with the following Two (2) Courses around a 2.031 Acre Tract Conveyed to the Central Ohio Transit Authority, O.R. 5263, Pg. H15;

1. North $36^{\circ}47'21''$ West a Distance of 200.00 feet to a Found 3/4" Iron Pipe, 30" in Length with No ID Cap;
2. With a Curve to the Left having a Radius of 1225.00 feet, a Delta of $08^{\circ}05'54''$, an Arc Length of 173.15 feet, and a Chord Bearing of South $49^{\circ}13'35''$ West for a Chord Distance of 173.00 feet to a Found 3/4" Iron Pipe with an ID Cap stamped MATMAR, INC.;

Thence North $44^{\circ}49'23''$ West following the Easterly Line of a 0.998 Acre Tract Conveyed to the Central Ohio Transit Authority, O.R. 15691, Pg. I19, a Distance of 81.17 feet to a Found 3/4" Iron Pipe with an ID Cap stamped MATMAR, INC., on the Easterly Right-of-Way Line of Merchants Drive;

Thence with the following Two (2) courses along the Easterly Right-of-Way Line of Merchants Drive (P.B. 41, Pg 105);

Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)

1. With a Curve to the Left having a Radius of 66.00 feet, a Delta of $36^{\circ}46'33''$, an Arc Length of 42.36 feet, and a Chord Bearing of North $26^{\circ}50'43''$ East for a Chord Distance of 41.64 feet to a Found $3/4''$ Iron Pipe, 30" in Length with No ID Cap;
2. North $08^{\circ}27'34''$ East a Distance of 529.85 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

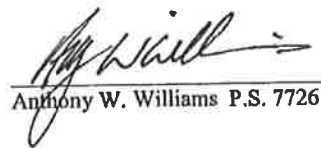
Thence North $38^{\circ}27'34''$ East following the Right-of-Way Return from the Easterly Right-of-Way Line of Merchants Drive (P.B. 41, Pg 105) and the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122), a Distance of 19.23 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

Thence South $85^{\circ}24'20''$ East following the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122), a Distance of 40.47 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

Thence following the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122) with a Curve to the Left having a Radius of 1472.69 feet, a Delta of $09^{\circ}16'34''$, an Arc Length of 238.42 feet, and a Chord Bearing of North $89^{\circ}57'23''$ East for a Chord Distance of 238.16 feet to the Point of Beginning, Containing 5.739 Acres, More or Less, Subject to all Easements, Right-of-Ways, and Restrictions.

This description was based on an actual field survey by Civil & Environmental Consultants, Inc. in April, 2005.

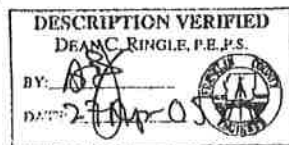
Bearing were based on the Centerline of Merchants Drive as being North $08^{\circ}27'34''$ East as shown on the Dedication Plat of Service Road in Eastgreen on the Common, Plat Book 41, Page 105.


Anthony W. Williams P.S. 7726

4/26/05
Date



O-105-A
All of
(060)
5861



BB
5-19-05

**MAP(GIS)**

Generated on 05/22/2017 at 03:39:55 PM

Parcel ID	Map Routing No	Owner	Location
06000586100	0600105A 01700	BOARD OF TOWNSHIP TRS	6805 LIVINGSTON AV E

GIS**Disclaimer**

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Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)

060-005861
6305 Livingston Ave.
Adjacent Property List

060-002811
1900-1924 Brice Rd.
1900 Brice Rd. LLC Dimche Kuzmanovski
2006 Kentwell Rd.
Columbus OH 43221

060-007761
Merchants Dr.
Central Ohio Transit Authority
33 N. High Street
Columbus, OH 43215

060-002864
1996 Chalfield Ct.
NL Core Calebs Crossing LLC
3601 W. 76th St Suite 200
Minneapolis, MN 55435

060-007531
6321-6331 E. Livingston
Richard and Deborah Raup
6801 Prior Place
Reynoldsburg OH 43068

060-007915
6331 E. Livingston
Richard and Deborah Raup
6801 Prior Place
Reynoldsburg OH 43068

060-007914
6321 E. Livingston Ave
Paul M Loper
5611 Mink Rd.
Pataskala OH 43062

060-001123

6340 E. Livingston Ave
ALYN Investments LLC
1276 Concord St.
San Diego CA 92106

060-009286

6336 E. Livingston Ave
PO Box 110962
Campbell CA 95011

060-001142

6300-6308 E. Livingston Ave
Silver Lantern LLC
627 H St.
Eureka CA 95501

Attachment: App. #178477 (Rezoning 6305 E. Livingston Ave.)

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: September 25, 2017**TO: Service Committee****RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE
NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY
AMENDED - 6900 E. Main Street, Reynoldsburg, Ohio, from CS
Community Services District to S-1 Special District; Applicant Mark
Larrimer. (Second Reading 9/11/2017; Planning Commission
8/3/2017 Unanimous Approval)**

See Attachments for Details.



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 178476

Permit #:

Date Submitted: 5/23/17

Fee Amount: \$ Waived

☒ Paid: _____

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address: 6900 E. Main Street, Reynoldsburg, OH			FOR DISTRICT CHANGE ONLY
Description of Location: North-side of Main Street, West of Briarcliff Road			
Parcel ID(s): 060-001255			Proposed Zoning: S-1
Size of Area to be Rezoned: 1.324 Acres			Existing Structures: 15,000 sf Fire Station
Number of Lots: 1	Present Zoning: CS	Present Use: Fire Station	Proposed Use: Fire Station
Complete Where Applicable: Engineer/Surveyor: <u>Moody Engineering (Eng), IBI Group (Surveyor)</u> Builder: _____			

III. PROPERTY OWNER OF RECORD

Property Owner Name(s): Truro Township Board of Trustees	Property Owner Address(s): 6900 E. Main Street, Reynoldsburg, OH 43068
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IV. APPLICANT INFORMATION

Applicant Name: Mark Larrimer	
Applicant Address: 300 Spruce St. Suite 200, Columbus OH 43215	
Applicant Phone Number: 614 280-8882	Applicant Email: mlarrimer@moody-eng.com

I. PROJECT TYPE

☒ District Change (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)	☐ Amendment of Development Plan or Text (\$500)	☐ Major Site Plan (\$500)
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Applicant Signature: Date: 5/22/17
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u>	<u>Planning Com. Meeting</u>	<u>City Council Meeting</u>
	☐ Historic District	Date: _____	Date: _____
	☒ CC Overlay	☐ Approved as Submitted	☐ Approved as Submitted
	☒ Add'l Approvals Req'd	☐ Approved w/ Conditions	☐ Approved w/ Conditions
	☐ DRB	☐ Tabled	☐ Tabled
	☐ BZBA	☐ Denied	☐ Denied
		P&Z Admin.: _____ Date: _____	
		Clerk of Council: _____ Date: _____	

Attachment: App. #178476 (Rezoning 6900 E. Main Street)

GENERAL WARRANTY DEED ***2732**

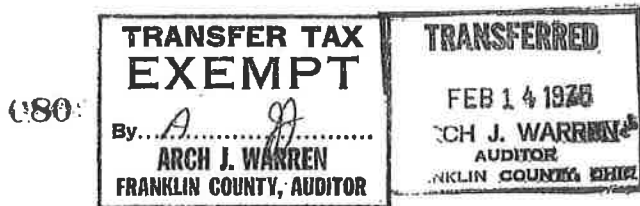
Norbert F. Weilbacher and Margaret R. Weilbacher, husband and wife

(1), of Franklin County, Ohio

for valuable consideration paid, grant(s), with general warranty covenants, to The Board of

Trustees of Truro Township, Franklin County, Ohio, whose tax-mailing address is
c/o Hugh McTeague, 6500 East Main St., Reynoldsburg, Ohio 43068the following **REAL PROPERTY**: Situated in the County of Franklin in the State
of Ohio and in the City of Reynoldsburg (2)Being the premises as set forth on the reverse side of this General Warranty Deed,
and set forth as though fully written herein.

Address: 6900 E. Main Street

Prior Instrument Reference: Vol. 3274 Page 414 of the Deed Records of Franklin
County, Ohio.Grantor releases all rights of dower therein. Witness our hand(s) this 14th day
of February, 19 74.

Signed and acknowledged in the presence of:

Charles O. Weilbacher
WITNESS Charles O. Weilbacher

Dolores L. Bowman
WITNESS Dolores L. Bowman

Norbert F. Weilbacher (4)
Norbert F. Weilbacher

Margaret R. Weilbacher
Margaret R. Weilbacher

State of Ohio County of Franklin ss.

BE IT REMEMBERED, That on this 14th day of February, 19 74, before me,
the subscriber, a Notary Public in and for said county, personally came,
Norbert F. Weilbacher and Margaret R. Weilbacher the Grantor(s) in the
foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day
and year aforesaid.

Charles O. Weilbacher
CHARLES O. WEILBACHER, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03-1-6

This instrument was prepared by _____

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

Received... FEB 14 1975... At 3:05 P.M.
Recorded... FEB 19 1975... In Franklin County
JAMES A. SCHAEFER, Recorder
Recorder's Fee \$ 3.00

* See Sections 5302.05 and 5302.06 Ohio Revised Code.

VOL 3451 PAGE 59

GENERAL WARRANTY DEED

Charles Mayblock
410 S. Third St.
Columbus, Ohio 43215

FROM

2732

1/3

TO

MAIL

Being located in Half Section 19, Section 13, Township 12, Range 21, Refugee Lands, and being 1.324 acres off the entire easterly end of the 1.664 acre tract conveyed to Mayblock, Inc. by deeds of record in Deed Book 1462, page 120, and Deed Book 2278, page 635, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin in the northerly line of said Half Section 19, said iron pin being the northeasterly corner of the said Mayblock, Inc., 1.664 acre tract, said iron pin being also the northwesterly corner of the 0.886 acre tract conveyed to the Ohio State Bank by deed of record in Deed Book 2422, page 653, Recorder's Office, Franklin County, Ohio;

Thence along the westerly line of said 0.886 acre tract and the easterly line of the said 1.664 acre tract, South 3° 38' 30" West, (passing an iron pin found at 177.15 feet, and passing a second iron pin in the northerly right-of-way line of East Main Street at 180.10 feet), 220.30 feet to a point in the centerline of East Main Street and at the southwesterly corner of the said Ohio State Bank 0.886 acre tract;

Thence along the centerline of East Main Street South 87° 55' West 250.0 feet to a point; thence across the said Mayblock Inc. 1.664 acre tract, North 3° 38' 30" East, (passing an iron pin at 40.2 feet), 243.54 feet to an iron pin in the northerly line of said Half Section 19;

Thence along said Half Section Line and the northerly line of said 1.664 acre tract, South 86° 45' East 248.76 feet to the place of beginning, containing 1.324 acres, more or less.

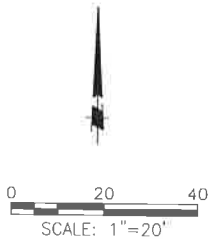
Subject, however, to all legal highways and/or rights-of-way, if any, of previous records.

0-106-P
 RLOF
 1255
 CITY OF
 R. E. McFEE

DESCRIPTION ACCEPTABLE	
C. E. McFEEHON	
FRANKLIN COUNTY ENGINEER	
INT. B.V.	DATE 2/14/15
SPLIT	
TRANSFER	✓



218



#	Date	Change Description

TRURO TWP. FIRE STATION
6900 Main Street
Reynoldsburg OH 43068



300 SPRUCE STREET
SUITE 200
COLUMBUS, OHIO 43215
P: 614 280 8999
MOODY-ENG.COM

PROGRESS
DRAWING
NOT FOR
CONSTRUCTION

Dwg. Coord:	Tech. Coord:	MN #08174
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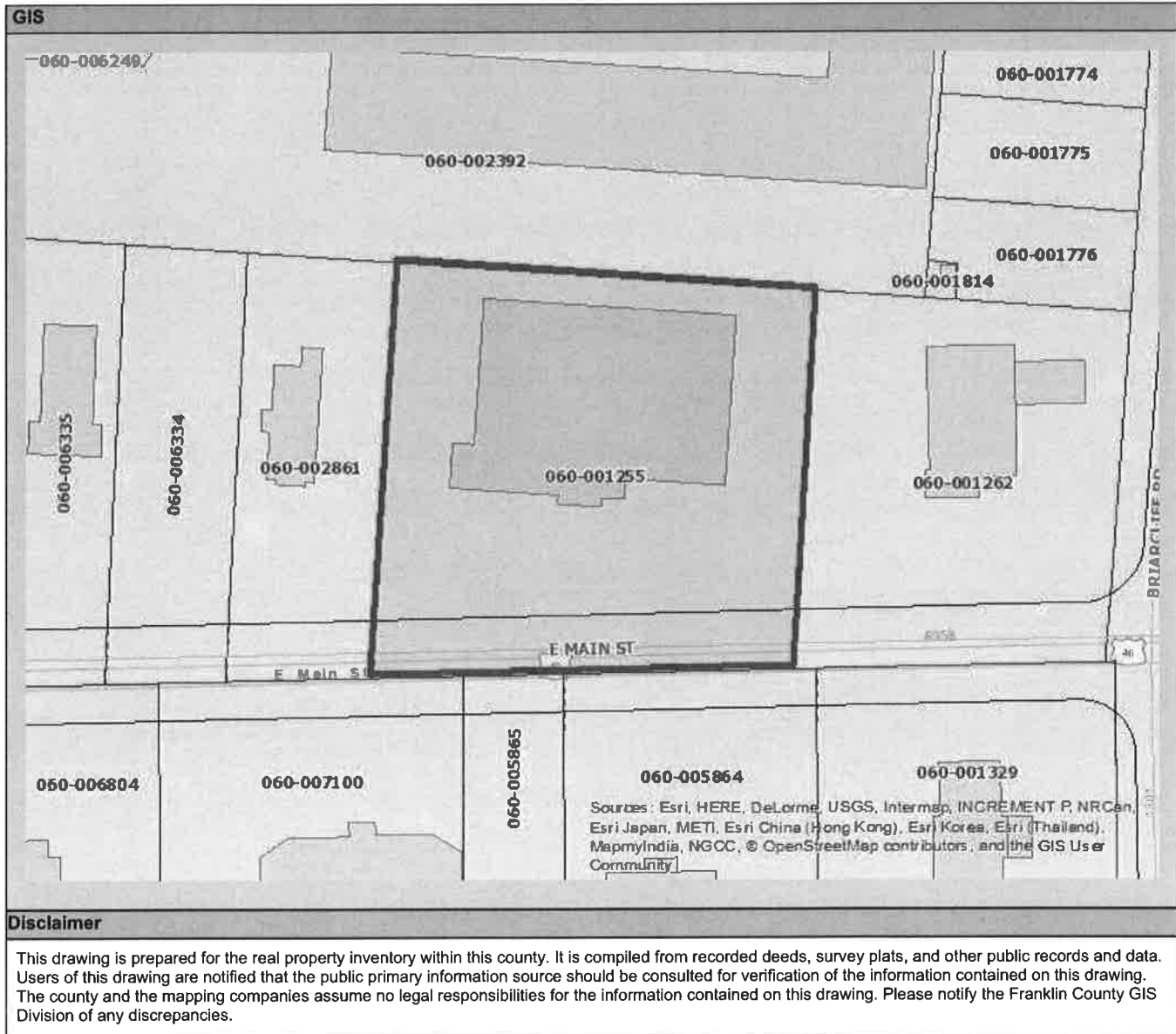
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Re-Zoning	May 22, 2017
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**MAP(GIS)**

Generated on 05/22/2017 at 03:37:31 PM

Parcel ID	Map Routing No	Owner	Location
06000125500	060O106D 05800	TRURO TOWNSHIP BD OF TRS	6900 MAIN ST E



The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Attachment: App. #178476 (Rezoning 6900 E. Main Street)

060-001255
6900 E. Main Street
Adjacent Property List

060-002861
6850 E. Main Street
Tony and Amy Heng
7041 Nocturne Rd. N.
Reynoldsburg OH 43068

060-02392
1235 Briarcliff Rd.
New Seton Square East
1235 Briarcliff Rd.
Reynoldsburg, OH 43068

060-001262
6950 E. Main St.
First Merchants Bank NA
200 East Jackson St
Muncie IN 47305

060-005864
6935 E. Main St.
Fifth Third Bank (Tax Address)
38 Fountain Square Plaza MD10ATA1
Cincinnati OH 45263

060-007100
6901 E. Main St.
Fergus J Inc.
STE A
8377 Green Meadows Dr. N
Lewis Center OH 43035

Attachment: App. #178476 (Rezoning 6900 E. Main Street)

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: September 25, 2017**TO: Service Committee****RE: ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE
NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY
AMENDED - 6269-6275 E. Main Street, Reynoldsburg, Ohio, from
CC Community Commerce District to CS Community Services
District with Limited Overlay; Applicant Sammy Kanaan, Agent for
Owner. (Second Reading 9/11/2017; Planning Commission 8/3/2017
Unanimous Approval).**

See attached documentation.



CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 178379
Permit #:
Date Submitted: 5/26/17
Fee Amount: \$1000.00
☒ Paid: 125th

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address: <u>6269-6275 E. Main Street</u>			FOR DISTRICT CHANGE ONLY	
Description of Location: <u>2,153 SF Commercial Bldg on 1.23 acres</u>				
Parcel ID(s): <u>060-001247-00</u>			Proposed Zoning: <u>C5 Community Services</u>	
Number of Lots: <u>one</u>			Size of Area to be Rezoned: <u>1.23 AC</u>	
Present Zoning: <u>CC</u>	Present Use: <u>Automotive Center</u>		Existing Structures: <u>1 commercial building</u>	
Complete Where Applicable:			Proposed Use: <u>Automotive Center</u>	
Engineer/Surveyor:				
Builder:				

III. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>6269-6275 EAST MAIN STREET LLC</u>	Property Owner Address(s): <u>91 Walnut Woods Ct Gahanna, Ohio 43230</u>
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IV. APPLICANT INFORMATION

Applicant Name: <u>Sammy Kanan, agent for owner</u>	
Applicant Address: <u>615 Copeland Mill Drive Westerville, Ohio 43081 Ste. 1-d</u>	
Applicant Phone Number: <u>614-296-6799</u>	Applicant Email: <u>samkanaan@yahoo.com</u>

I. PROJECT TYPE

☒ District Change (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)	☐ Amendment of Development Plan or Text (\$500)	☐ Major Site Plan (\$500)
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Applicant Signature: Sammy Kanan Date: 5/26/17
By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

- ☐ DRB
☐ BZBA

Planning Com. Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

- Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: App. #178379 (Rezoning 6269-6275 E. Main Street)

11036F07

Beginning at the southwest corner of the above described 1.410 acre tract and at the northwest corner of said 1.394 acre tract, said point being on the west line of said original 4.077 acre tract and on the east line of said alley;

thence N 3° 38' 37" E along a portion of the west line of said 4.077 acre tract, along a portion of the east line of said alley and along a portion of the east line of said Lot No. 8 a distance of 219.07 feet to a railroad spike found in the south right-of-way line of East Main Street;

thence N 83° 46' 28" E along the south right-of-way line of East Main Street and parallel with and 50.00 feet southerly by perpendicular measurement from the centerline of East Main Street and from the north line of said original 4.077 acre tract a distance of 45.00 feet to a point;

thence S 22° 03' 54" W a distance of 80.91 feet to a point;

thence S 3° 14' 44" W a distance of 145.48 feet to a point in the south line of the above described 1.410 acre tract and in the north line of said 1.394 acre tract;

thence N 88° 11' 37" W along a portion of the south line of the above described 1.410 acre tract and along a portion of the north line of said 1.394 acre tract a distance of 20.29 feet to the place of beginning of this ingress/egress and utilities easement.

Ed TOGETHER WITH

~~Also~~, an ingress/egress easement, 22 feet in width, from the east line of said 1.394 acre tract, through said 1.394 acre tract, to the north line of said 1.394 acre tract and to the south line of the above described 1.410 acre tract, the centerline of said easement

being described as follows:

Beginning, for reference, at a 3/4-inch I.D. iron pipe found at the southeast corner of said 1.394 acre tract;

thence N 3° 44' 44" E along a portion of the east line of said 1.394 acre tract a distance of 120.00 feet to a point at the west end of the centerline of an ingress and egress easement, 30 feet in width, providing access to Brice Road, and at the true place of beginning of the easement centerline herein intended to be described;

thence N 86° 15' 16" W perpendicular to the east line of said 1.394 acre tract a distance of 24.00 feet to a point;

thence N 3° 44' 44" E parallel with and 24.00 feet westerly by perpendicular measurement from the east line of said 1.394 acre tract a distance of 101.60 feet to a point;

thence N 86° 21' 23" W perpendicular to the west line of said 1.394 acre tract and perpendicular to the east line of said alley a distance of 187.90 feet to a point;

thence N 3° 38' 37" E parallel with and 11.00 feet easterly by perpendicular measurement from the west line of said 1.394 acre tract and from the east line of said alley a distance of 44.20 feet to a point in the north line of said 1.394 acre tract, in the south line of the above described 1.410 acre tract and at the point of terminus of said easement centerline.

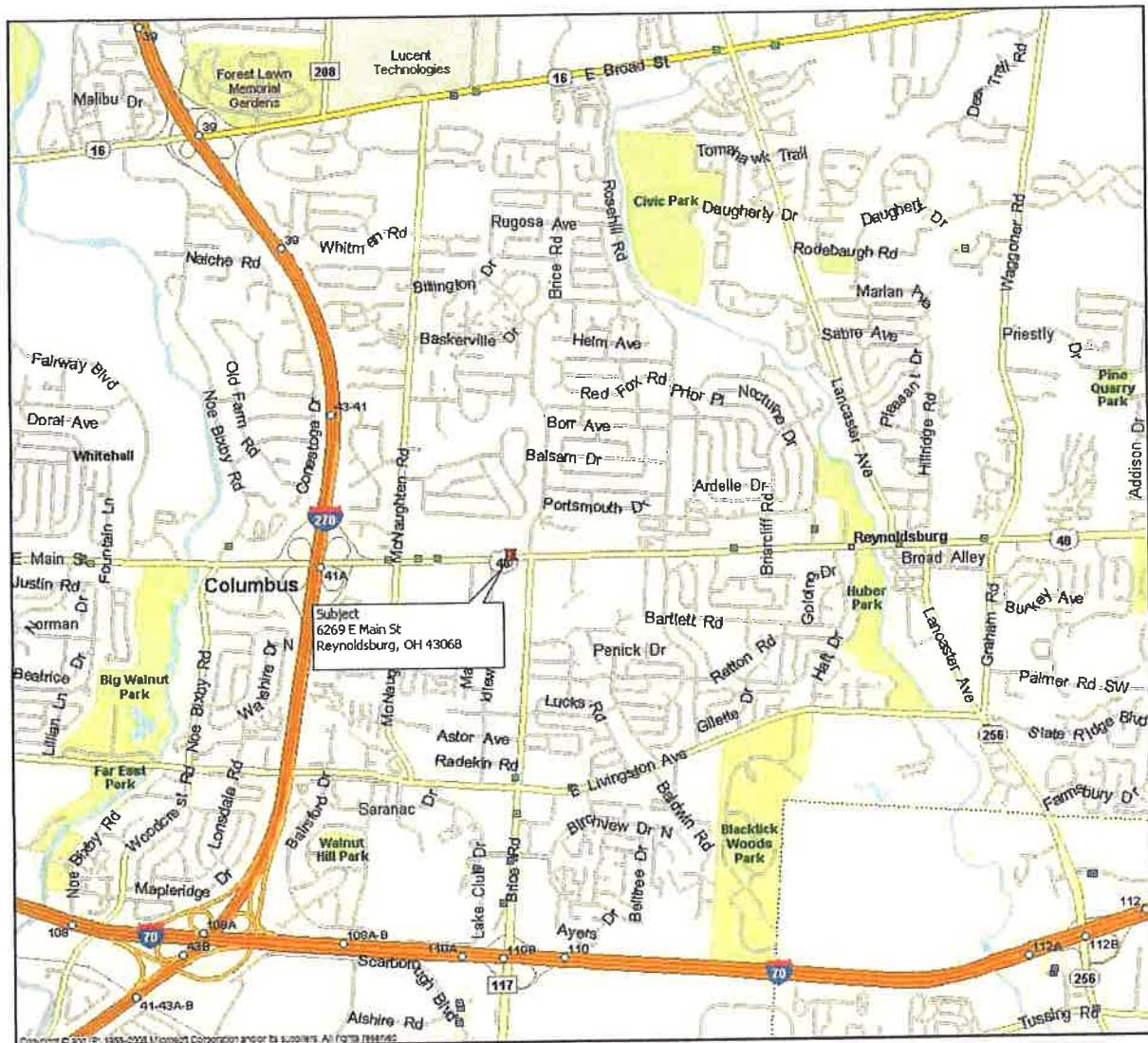
11036F08

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in October, 1985, of a larger tract of which this tract is a part. Basis of bearings is the centerline bearing of East Main Street (N 89° 46' 28" E) from Deed Book 3774, Page 896.

AND TOGETHER WITH

Subject to and including conditions, easements and restrictions in prior instruments of record.





The subject's neighborhood is generally considered to be the City of Reynoldsburg and surrounding area. The subject is located on the west side of Reynoldsburg. The primary access to/from Reynoldsburg is via Interstate 70, located approximately 1.5 miles south of the subject, and U.S. Route 40 (East Main Street), on which the subject fronts. East Main Street connects to Interstate 270 approximately 0.7 miles west of the subject. Interstate 70 interchanges with Interstate 270 approximately 1.7 miles southwest of the subject. Major north/south roadways in the subject's area include McNaughten Road, Brice Road, State Route 256/Lancaster Avenue, and Graham Road/Waggoner Road. Overall, regional access is considered to be good.

The following Bing aerial map shows the location of the subject and the immediate surrounding area.



LIMITED OVERLAY TEXT
6269-6275 EAST MAIN STREET
ZONING DISTRICT CHANGE FROM CC TO L-CS
JUNE 1, 2017

A. Location and Size

1. The property is located on the south side of E. Main Street, approximately 226FT west of Brice Road.
2. The total property area is approximately 1.394 acres.
3. The area to be rezoned consists of the parcel #060-006240. The exact boundaries of the parcel are provided for in the attached legal description.

B. Permitted Uses & Special Exceptions

1. Those uses listed as special exceptions in the Community Services District by Section 1175.01 of the Zoning Code of the City of Reynoldsburg, shall remain special exceptions.
2. Those uses listed as permitted uses in the Community Services District by Section 1175.01 of the Zoning Code of the City of Reynoldsburg shall be considered permitted uses, except that the uses "Automotive Sales", "Adult Entertainment Business", and "Sexually Oriented Business" shall be considered special exceptions.

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:
ACS Title and Closing Services and/or Bank First National

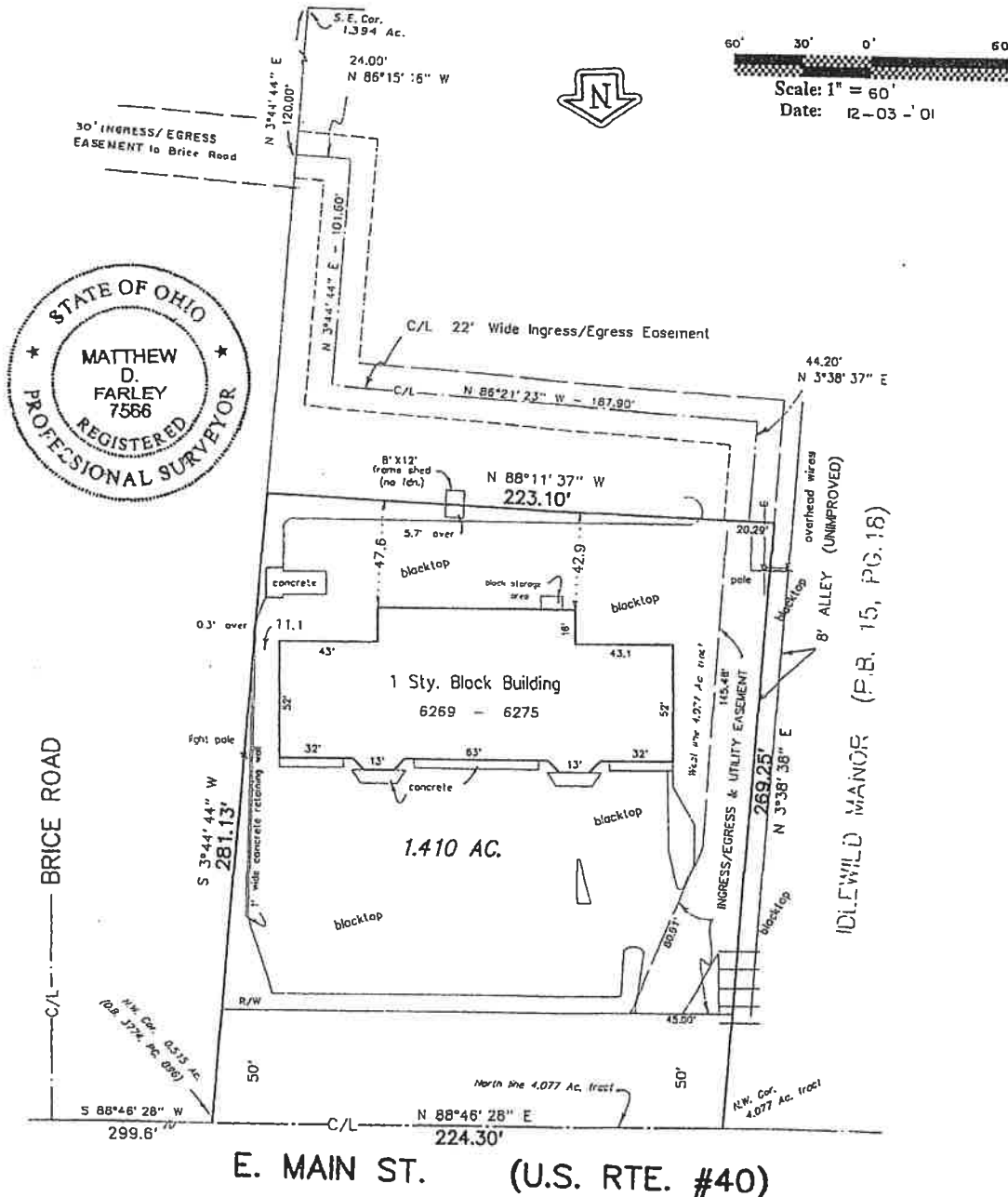
Legal Description: Situated in Ohio, County of Franklin, City of Reynoldsburg, Being 1.410 Acres, Part of Half Section 21,
Township 12, Range 21, Refugee Lands

Applicant:

Posted Address: 6269-6275 E. Main Street, Reynoldsburg, Ohio

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. 390177 0279 G

Apparent Encroachments: 1) Blacktop Over Property Line. 2) Overhead Wires Crossing Property. 3) Blacktop Over Property Line.



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code. THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By Matthew D. Farley
Professional Surveyor

Myers Order No. - 32-11/26/01 Rec. Pit Field AJ DWG AF Ltr. AF Ck.