



**SERVICE COMMITTEE - BRETT LUZADER
MONDAY JUNE 12, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE SAFETY
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 – May 22, 2017
4. Discussion
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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; Applicant Sammy Kanaan, Agent for Owner.
 - e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 913.02 Plot Plan Requirement of Chapter 913 Private Roadways. (Second Reading 5/22/2017).

**SERVICE COMMITTEE - BRETT LUZADER
MONDAY MAY 22, 2017**

COMMITTEE MEETING: 7:36 PM

**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 – May 8, 2017

Minutes stand approved.

4. Discussion

a. Liquor Permit Request 6748 E. Main Street- Marathon Gas Station

Chief O'Neill: 6748 E. Main Street for Carryout of Beer and Wine. It has operated with a liquor permit for as long as anyone can remember. The people applying for it don't give us any reason to think that operations under these restrictions are going to adversely affect the area and based upon the ORC 4303.292 we don't have any reason to contest this application.

Mr. Cicak: Chief is this a renewal?

Chief O'Neill: It is a renewal and the people on the application we've not had any involvement with other than they did report a Breaking and Entering earlier this year.

Mr. Luzader asked for questions. Seeing none, the Permit stands as approved.

b. Liquor Permit #3532925 Halles 5 Restaurants LLC Db a No 5 Tap & Table; 2100 Brice Rd

Chief O'Neill: This is for a location at 2100 Brice Road which has more runs than just about any location in the City. Starting in 2015 of the 217 generated calls for this address, only 17 of them were related to the bar. A handful of fights, intoxicated people and 1 felonious assault in 2015. So the numbers are high but for the bar, they aren't as out of the ordinary as

Minutes Acceptance: Minutes of May 22, 2017 7:33 PM (Approval of Minutes)

they are seen with other liquor establishments with on premissis. Based on that review, and the restrictions set forth in the ORC, we don't have any reason to appeal this transfer.

Mr. Luzader asked for questions. Seeing none, the Permit stands as approved.

- c. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 913.02 Plot Plan Requirement of Chapter 913 Private Roadways. (First Reading 5/08/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 5/22/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- d. Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1171.06 Accessory Use; Accessory Structures of Chapter 1171 General Requirements. (Second Reading 5/08/2017, Planning Commission 4/6/2017).

Mr. Snowden: Just to remind you, it deals with how we regulate and enforcing the regulations and permitting for these temporary portable storage units commonly known as PODS, dumpsters... and lastly just to remind you the reason we regulate these things. We regulate them to stop them from becoming like a permanent structure. When the regulations were first put in place, and I know several folks were on Council at the time, these things have been on folks' yards, lots, and so forth for a number of months and obviously that is something that is aesthetically displeasing and that is why we have these regulations.

Mr. Luzader: I know I talked to you in your office about the possibility of the property owner has the contract with the POD, dumpster or whatever of producing paperwork to verify when it was delivered so we can start the timeline and I think you said it was really not feasible?

Mr. Snowden: Based on my research to that, the reason is those documents can be made to say anything. Secondly, our inspector or myself really needs to see and verify the violation and we really can't take written documentation of something like that just to say when the item is there. The point I want everyone to understand, but the bottom line is, the current system allows up to 28 days, the proposed is only going to allow them on site for 28 total days. So the net, although I'm changing some of the details of the enforcement, the net effect is pretty minimal.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 5/22/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Stephen Cicak, Ward I	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1127.12 Utility and Traffic Studies of the Chapter 1127 Standards. (Second 5/8/2017, Planning Commission 4/6/2017).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 5/22/2017 8:00 PM
MOVER:	Brett Luzader, Ward II	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

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

DATE: June 12, 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.**

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: _____

Instrument Number: 197404230008332

Legal Description

29 SEC 18 TWP 16 R 20 REFUGEE TRACT

Long Description

(GRAHAM RD. REAR)



534060313

QUIT CLAIM DEED VOL 3406 PAGE 574

TUTELAND REGISTERED TO R. PAT. OFFICE
TUTELAND COUNTY PUBLIC RECORDS DIVISION
Standard Ohio form 809

Know all Men by these Presents

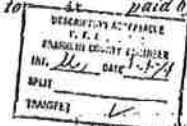
That SILENT HOME CEMETERY ASSOCIATION,

8332

AN OHIO CORPORATION, NOT FOR PROFIT,

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
th
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 Sec.-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.

~~Under the foregoing deed, and acknowledged the foregoing deed, and the purpose thereof is to convey and~~

TRANSFER TAX
EXEMPT

By Arch J. Warren
ARCH J. WARREN
FRANKLIN COUNTY, AUDITOR

This instrument prepared by

Miller & Siculan, Attorneys at Law.

In Testimony Whereof, I have hereunto

subscribed my name and affixed my official seal on

the day and year last aforesaid.

Harry R. Paulino

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 19
ARCH J. WARREN 709
FRANKLIN COUNTY, OHIO

STATE OF OHIO

COUNTY OF FRANKLIN ss.
RECEIVED FOR RECORD ON THE

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

and RECORDED APR 23 1974 19

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.

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

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

DATE: June 12, 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.**

See Attachments for Details.



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

Application #: 178477

Permit #: _____

Date Submitted: 5/23/17Fee 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	
Present Use: Fire Station		
Complete Where Applicable:		Proposed Zoning: S-1
Engineer/Surveyor: <u>Moody Engineering (Eng)</u>		Size of Area to be Rezoned: 5.94 Acres
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 LarrimerDate: 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: _____

Instrument Number: 200505190095819

Legal Description

Pcl# 060-005861 Acreage 5.73900000 REFUGEE LANDS

Long Description

(6305 E. LIVINGSTON AVE)



200505190095819

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

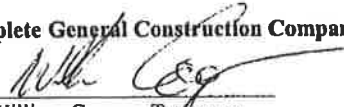
GENERAL WARRANTY DEED

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

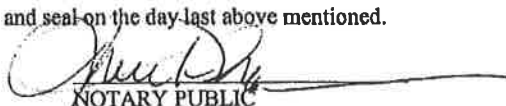
State of Ohio
 County of Fairfield

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

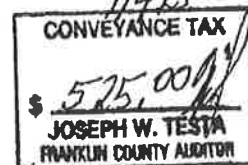

 NOTARY PUBLIC

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

TRANSFERRED

MAY 19 2005

JOSEPH W. TESTA
 CLERK
 FRANKLIN COUNTY, OHIO





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);

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;

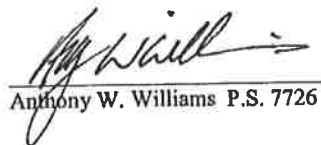
Thence North $38^{\circ}27'34''$ East following the Right-of-Way Return from the Easterly Right-of-Way Line of Merchants Drive (P.B. 41, Pg 105) and the Southerly Right-of-Way Line of Livingston Avenue (P.B. 42, Pg 122), a Distance of 19.23 feet to a Set $3/4''$ Iron Pipe, 30" in Length with an ID Cap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

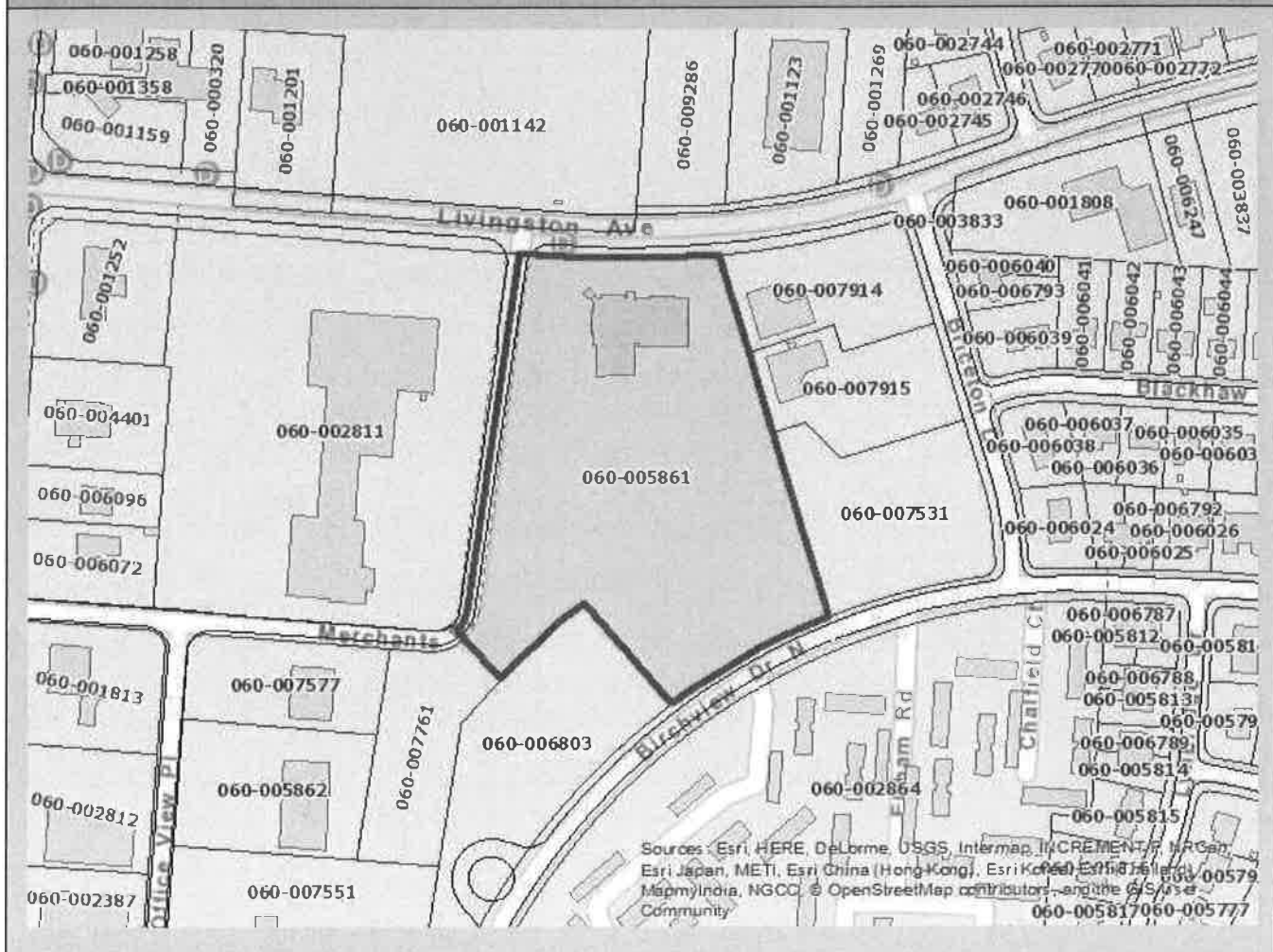


BB
5-19-05

**MAP(GIS)**

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

Parcel ID	Map Routing No	Owner	Location
06000586100	060O105A 01700	BOARD OF TOWNSHIP TRS	6805 LIVINGSTON AV E

GIS**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.

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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

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

DATE: June 12, 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.**

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		Proposed Zoning: S-1	
Parcel ID(s): 060-001255		Size of Area to be Rezoned: 1.324 Acres	
Number of Lots: 1	Present Zoning: CS	Present Use: Fire Station	Existing Structures: 15,000 sf Fire Station
Complete Where Applicable: Engineer/Surveyor: <u>Moody Engineering (Eng), IBI Group (Surveyor)</u> Builder: _____			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	Planning Com. Meeting	City Council Meeting
	☐ Historic District ☒ CC Overlay	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
	Add'l Approvals Req'd ☐ DRB ☐ BZBA	P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____	

GENERAL WARRANTY DEED *

2732

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

(1), of Franklin County, Ohio

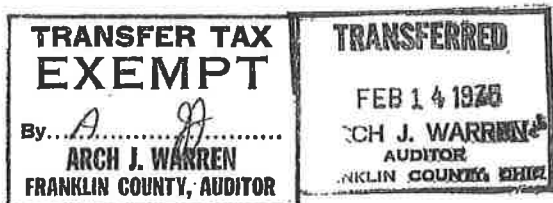
for valuable consideration paid, grant(s), with general warranty covenants, to The Board of
Trustees of Truro Township, Franklin County, Ohio, whose tax-mailing address is
c/o Hugh McTeague, 6500 East Main St., Reynoldsburg, Ohio 43068

the 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

(180)



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:

WITNESS Charles O. Weilbacher

WITNESS Dolores L. Bowman

Norbert F. 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, 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

VOL 3451 PAGE 39

GENERAL WARRANTY DEED

Charles Mayblock
410 S. Third St.
Columbus, OH 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.

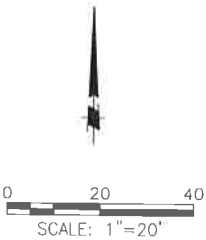
0-106-P
ALLOF
1255
CITY OF
RECEIVED

DESCRIPTION ACCEPTABLE	
C. E. McFEEHON	
FRANKLIN COUNTY ENGINEER	
INT. <i>B.V.</i>	DATE <i>2/14/15</i>
SPLIT	
TRANSFER	☒

© 2016 Moody Engineering
DRAWING: P:\17204 Truro Township Fire Station\CADD\Aerial Base.dwg
May 22, 2017, 2:52pm



Attachment: App. #178476 (1785 : Rezoning 6900 E. Main Street)



#	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
Re-Zoning		May 22, 2017



MAP(GIS)

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

Parcel ID	Map Routing No	Owner	Location
06000125500	0600106D 05800	TRURO TOWNSHIP BD OF TRS	6900 MAIN ST E

**Disclaimer**

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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

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

DATE: June 12, 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; Applicant Sammy Kanaan, Agent for Owner.**

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: 125⁹

PLANNING COMMISSION APPLICATION

II. PROPERTY INFORMATION

Property Address:

6269-6275 E. Main Street
Description of Location: 2,153 SF Commercial Bldg on 1.23 acres
Parcel ID(s): 060-001247-00

Parcel ID(s):

Number of Lots: one

Present Zoning: CC

Present Use: Automotive Center

Complete Where Applicable:

Engineer/Surveyor:

Builder:

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

CS Community Services

Size of Area to be Rezoned:

1.23 AC

Existing Structures:

1 commercial building

Proposed Use:

Automotive Center

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

6269-6275 EAST MAIN STREET LLC

Property Owner Address(s):

91 Walnut Woods Ct Gahanna, Ohio 43230

IV. APPLICANT INFORMATION

Applicant Name:

Sammy Kanan, agent for owner

Applicant Address:

615 Copeland Mill Drive Westerville, Ohio 43081 Ste. 1-d

Applicant Phone Number:

614-296-6799

Applicant Email:

samkanan@yahoo.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:

5/24/17

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:

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

4.d.a

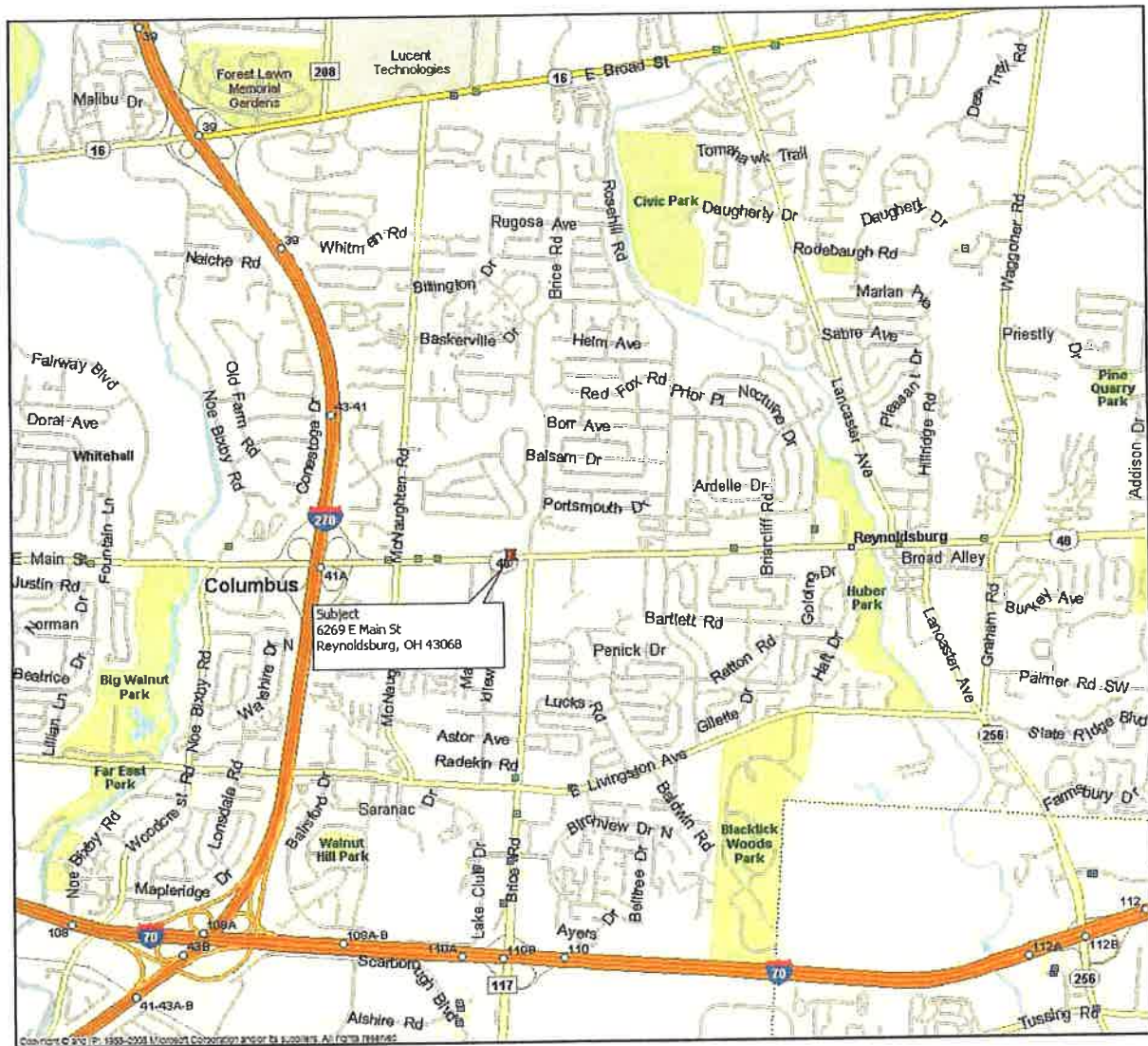
Packet Pg. 32

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.

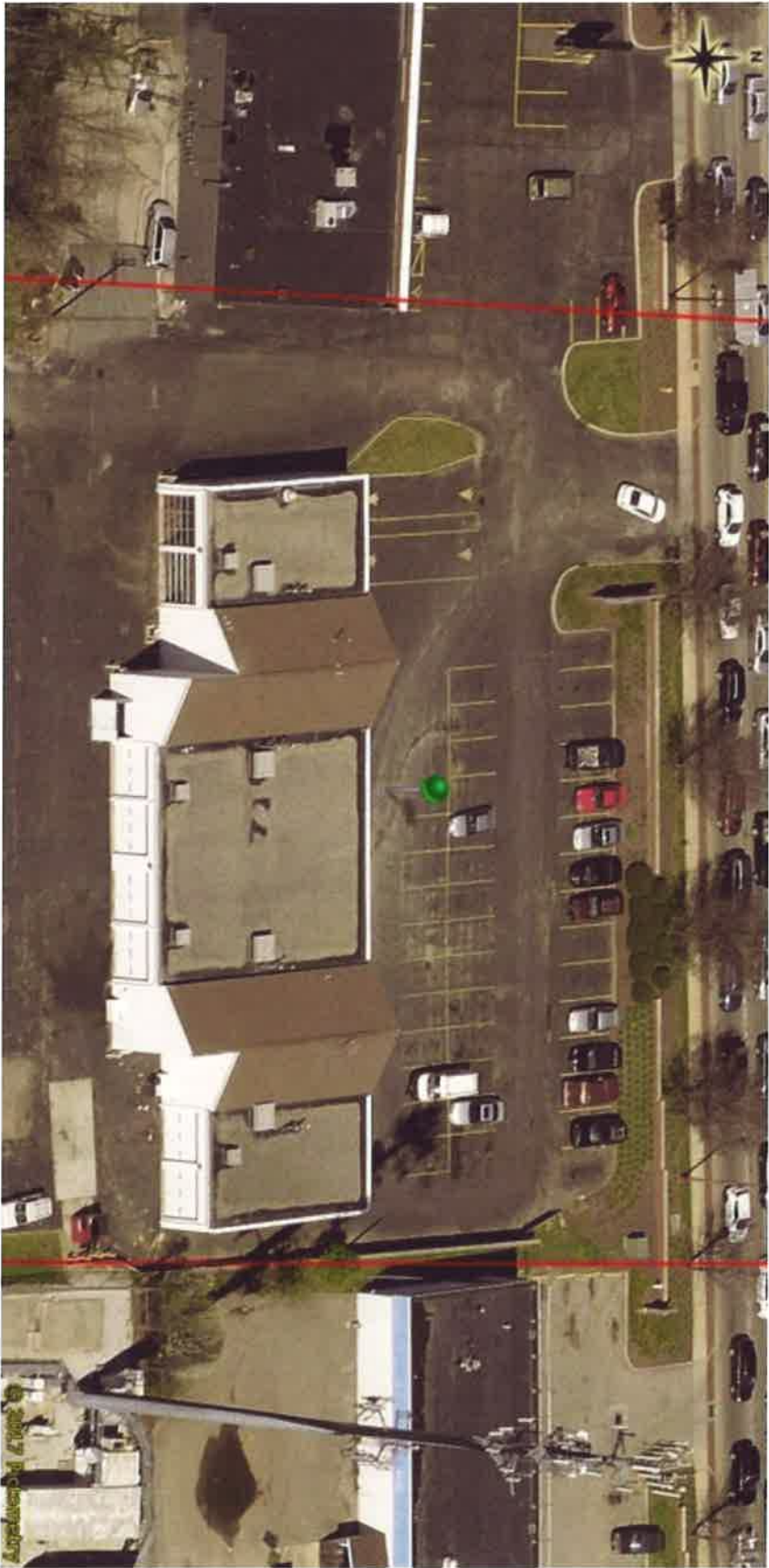




The subject's neighborhood is generally considered to be the City of Reynoldsburg and surrounding area. The subject is located on the west side of Reynoldsburg. The primary access to/from Reynoldsburg is via Interstate 70, located approximately 1.5 miles south of the subject, and U.S. Route 40 (East 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.

6269 Main



Attachment: App. #178379 (1790 : Rezoning 6269-6275 E. Main Street)

04/08/2017

4.d.a

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

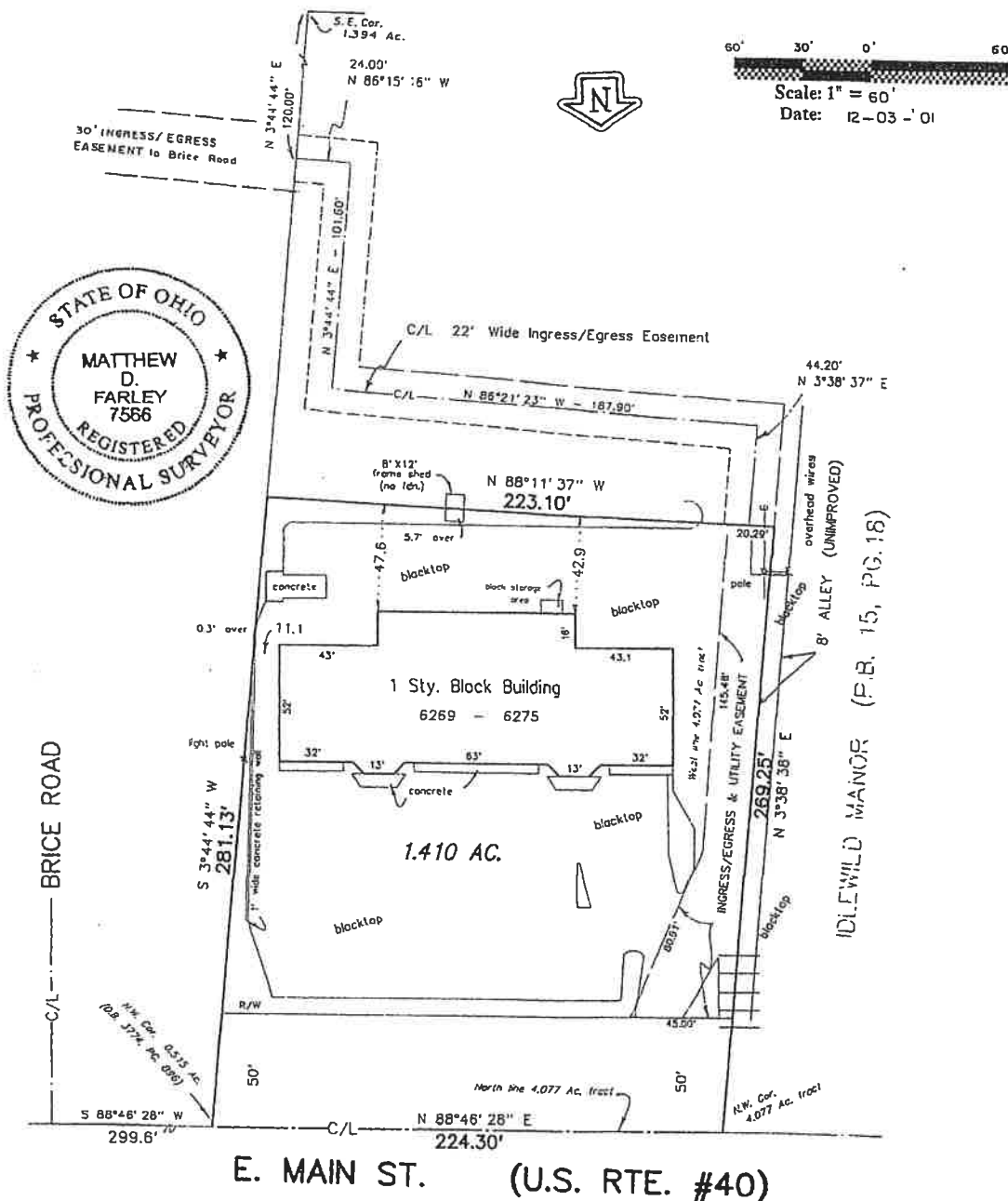
Legal Description: Situated in Ohio, County of Franklin, City of Reynoldsburg, Being 1.410 Acres, Part of Half Section 21, Township 12, Range 21, Refugee Lands

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.

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

DATE: June 12, 2017**TO: Service Committee****RE:** Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 913.02 Plot Plan Requirement of Chapter 913 Private Roadways. (Second Reading 5/22/2017).

See the attached document for details of proposed text amendment.

913.02 ~~PLOT PLAN REQUIREMENTS~~ SITE PLAN APPROVAL REQUIRED.

No person shall construct any private roadway unless such private roadway is shown upon a ~~plot plan as required by Title Three of the Planning and Zoning Code.~~ a site plan that has been reviewed and approved according to the provisions of Chapter 1143 of the Zoning Code.