



Alex Furst, Chair
Keith Benner, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, October 3, 2024

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 9/5/2024
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App#2024-0601; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 4A
2. App#2024-0602; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 4B
3. App#2024-0603; EMH&T for MI Homes of Central Ohio, LLC; Spring Hill Farm - Final Plat Phase 5

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
September 5, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Kleckley, Ward, Brusk

ABSENT: Alabi

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - July 18, 2024

Minutes stand approved.

Planning & Zoning Board - Regular Meeting - August 1, 2024

Minutes stand approved.

Planning & Zoning Board - Regular Meeting - August 15, 2024

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

App# 2024-0462; 1371 Brice Road; Rynya Carey and Sarita Penn of Pathways

II Destiny Childcare Center, LLC; Conditional Use Application

Ms. Buathier read the staff report into the record.

Mr. Brusk expressed his concern to make sure the definition of a school childcare center includes a proper certified teacher on site.

Ms. Buathier said if the board determines this is a daycare center, this is not allowed in the BMD. If the board determines it qualifies as a school childcare center, then it is permitted.

Mr. Brusk explained that the staff needs to have proper qualifications to be determined a school.

Mr. Meyer explained that staff is looking for the board to determine the use. If it is a school daycare center, what determines the school portion?

Ms. Penn has been working with staff to address the parking issues. They plan to repave the lot and add two additional spots. Pathways to Destiny will be a licensed, chartered and nonpublic school licensed by the Ohio Department of Education. They have prepared the required ODE documents which include; written philosophy, a creative curriculum for preschool, infants and toddlers. The curriculum is fully compliant with the early learning and development standards, as well as the science and reading standards for the state of Ohio. They are also submitting a daily schedule and a parent and staff handbook. Effective January 2025, The Department of Child and Family Services will begin licensing preschools. In order for the applicant to submit the application to become a licensed, chartered, nonpublic school, they must provide building approval, fire inspections, and food licensing or exemptions. The applicant cannot and will not operate until they have received their license from the Ohio Department of Education.

Ms. Penn addressed having a licensed teacher at the school. Both applicants are in the process of receiving their Alternative Resident Educator license, which allows them to teach in Ohio. They will also be applying for a professional educator's license, which is good for five years. They would like to obtain both to ensure they meet ODE's director or lead teacher qualifications. Prior to receiving their qualifications, they will hire a licensed teacher to oversee the school.

Once zoning is approved, the applicant plans to submit a permit to put a fence around the playground, and the screening for the dumpster enclosure. The applicant did bring the materials if the board wanted to review them.

Their plan is to have a max of four teachers. Ms. Penn read The Ohio Administrative Code staff ratio to the board.

Mr. Furst asked if the applicant had any objections to the conditions that staff outlined. The applicant does not have any objections.

Mr. Furst explained that the board is to determine whether this is a school child daycare center or a daycare center. It is his understanding that the applicant is

pursuing certification as a licensed school, a full-time educational facility. It seems as if this would meet the definition of a school, especially since they will be employing licensed educators. It is necessary for the board to determine whether this is a school before they can consider whether it meets the conditional use guidelines.

Ms. Barnhart feels if the Ohio Department of Education is willing to certify this as a licensed school, it is not in the board's purview to go against it.

Mr. Brusk is concerned that it is not certified yet. He asked if the board could impose any restrictions to make sure certified teachers are onsite.

Ms. Penn explained that the Ohio administrative code requires a licensed teacher, so they would not be given the license without a licensed teacher on staff.

Mr. Shook confirmed that the applicant would not operate until they have the proper certification.

Mr. Furst asked what the timeline for the certification was. The applicant said that they can apply in November and after the paperwork is finalized and inspections are completed, they plan to open in February.

Mr. Furst asked if the applicant had any objections to adding the condition to the application to obtain the license before opening. The applicant does not have any objections because they have to get the license first.

Mr. Benner asked if the applicant was still willing to sign a lease and take the risk, with the hopes that they would get the licensing approved. The applicant has worked with the state before for the childcare center they currently have. They are confident they will pass and are willing to take the risk.

Mr. Benner asked how many kids they plan to have and how that affects staffing.

Ms. Penn said their goal is 40 children and that won't affect staffing because they can distribute the staff for different situations.

Mr. Benner is concerned that their original plan had the children walking through the parking lot to get to the play area. They have since updated their plan to add a barrier and the contractor is going to put lines on the walkway coming down the steps into the side yard. They are going to submit to zoning for a fence on the side leading to the playground.

Mr. Benner is not comfortable approving this based on multiple conditions, and he is not sure of the city's authority to check to ensure these things happen.

Mr. Meyer explained that the applicant could email staff the Department of Education certificate. The building department would not sign off on their occupancy until zoning is complete. We would require the proper documentation in order to approve on the zoning side.

Ms. Barnhart asked Mr. Shook if the board has clearly defined school childcare at this point. Mr. Shook explained they are setting a baseline with the specifics of this application that they need to be licensed by the Ohio Department of Education. This is what a future applicant could rely on upon attempting to interpret what is a school child daycare center.

Ms. Buathier explained the next steps, which include a new business permit. She also explained that the conditional use is only good for one year and the business must be running with all required documents by that time. A six-month extension can be granted, if requested.

Mr. Brusk asked if they could put on the condition that they have certified teachers and not the license to avoid any hold-up in the building process.

Mr. Shook explained that having a certified teacher on the premises does not make it a school. It just means that you have a certified teacher on premises. And so that that creates what I would consider to be, a definition of school daycare that is not clearly defined. So that does present a little bit of an issue, if that's what you want to do. I know we punted this to the board. Look at your code. You guys theoretically wrote it. So you get to interpret it the way that you want when it's vague. But that's something I would caution.

Mr. Furst asked if the board were to clearly define, via narration, and submit a vote for the definition of school child daycare center, if this would be sufficient. Mr. Shook said they could do it. It would be a version of agency rule-making.

Mr. Furst confirmed they are currently running a daycare center. Ms. Penn explained they are currently licensed by the state now as a childcare center, and they will be licensed as a school.

Ms. Barnhart agrees with the definition Mr. Furst gave and proposed a motion to accept that definition.

(A school child daycare center is a facility that is licensed by the state and operates in such a manner. As their primary purpose is education, for which they are licensed by the state, and that any child care services they provide are secondary to that educational purpose for which they are licensed by the state.)

Mr. Furst: I second.

Ms. Barnhart withdrew her motion as other board members still had questions.

Mr. Shook explained that he thinks the board isn't clear on what the wording for the definition is because it happened so quickly.

Mr. Brusk is asking if the board can provide a definition of a school daycare center that will allow the applicant to move forward with building permits.

Mr. Furst: Speaking of my interpretation of their application, their application and the information they present here. And, staff or Mr. Sheikh, please correct me if I'm wrong. They are held to the information they present here. So if they state that they are. And will not operate until they obtain certification from the state. I take that to mean that they will do exactly as they state. That being the case. I think, according to my interpretation of a school child daycare center, that if we were to restrict the definition to facilities which are licensed by the state as an educational facility, as a school. And that any child daycare services they provide are secondary to that educational purpose for which they're licensed by the state. I take that to mean that they are operating according to the use as school child daycare center, as I previously defined.

Ms. Barnhart explained that the Department of Education will require that they have those things in place, or they will not certify them.

Mr. Furst: I'm willing to restrict the definition of school child daycare center to only facilities that are licensed by the state as an educational facility, as a school.

However, you know, I also take the applicant's application to mean that they are working and will obtain that certification.

Mr. Shook: I do want to speak about this because I don't necessarily agree with my staff's interpretation on that. We have, on several occasions when it comes to conditional use permits, approved conditional use permits with conditions and, in some cases, numerous conditions. And we haven't, as far as I know, prohibited someone who received that from getting a building permit until they satisfied all the conditions. Because many of those conditions are dependent upon getting the building permit to meet the condition. So I'm confused by that.

Mr. Meyer: What I would say is we're okay. This would be a discussion with the building department, not with the planning department, if that's an interpretation that the city attorney is fine with and that is related to the building department. The planning team has no objection to that. It's really something that we're talking about what the building permit would or would not do. My team is not over the building department. So, if the city attorney says that that's sufficient, then that is fine from my team. That is what I would say.

Ms. Buathier: What I can speak to actually, Mr. Attorney, is that when we do have conditions like prior to the code changing with the major site plan or variances or even conditional uses, if they needed to provide something or revised plans, we made sure that we received those plans before we signed off on that conditional use, and then signed off on the new business or the new build or whatever it was, and then it moved on to building.

A zoning certificate can be issued with the conditions listed, but they can't commence the use until they meet the conditions.

Ms. Buathier said they can't get the zoning certificate until the conditions have been met.

Mr. Furst: It was not my intent to add an additional condition to staff's recommended conditions. I am satisfied, based on the applicant's testimony, that they will not operate until they are a licensed educational facility by the state. I do not see a conflict between us defining a school child daycare center as one that is licensed by the state, and not having a explicit condition in our motion that requires them to obtain such certification.

Mr. Shook: I think what you what you're trying to do is almost like a three-tiered approval process. It is to define school daycare center, then a motion that this meets school daycare center, then a motion to approve conditional use.

Mr. Furst: So let us then return to the definition of school child daycare center. In my mind, the definition is a facility that is licensed by the state of Ohio. As in school for educational purposes, in which that's their primary use, and that any child daycare center use would be secondary to the use in which they're licensed by the state.

Mr. Furst: I move that we accept the definition as described as the definition of school child daycare center.

Ms. Barnhart: I second.

RESULT:	Approved - Definition
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Barnhart, Kleckley, Ward, Furst, Brusk
NAYS:	Benner

Mr. Furst: Now, I would like to determine if this application meets the definition of a school child daycare center, which we previously defined based on the applicant's testimony. I am convinced that they meet that definition, and therefore I move that this application be determined to be the use of a school - child daycare center, which we previously defined.

RESULT: **Approved - Land Use**
MOVER: Furst
SECONDER: Barnhart

AYES: Kleckley, Brusk, Furst, Ward, Barnhart
NAYS: Benner

Mr. Furst: Now we will determine, unless there's additional testimony from the applicants. No additional testimony. Are there any additional questions before we determine if they meet the conditional use factors as outlined in the code?

Ms. Ward asked about any buses in and out. Ms. Penn said they would not have any buses. The parents will provide all the transportation.

Mr. Furst: Are there any additional questions or comments from the board? Hearing none. I am satisfied that this application meets the conditional use factors outlined in 1109.13D of our code, and move that we accept this application as submitted with staff's recommendations as shown in your packet.

Ms. Barnhart: I second.

RESULT: **Approved - Conditional Use**
MOVER: Furst
SECONDER: Barnhart
AYES: Kleckley, Ward, Furst, Bruck, Barnhart
NAYS: Benner

NEW BUSINESS

App# 2024-0514; 976 Waggoner Rd; Abigail Curtis; Variance

Ms. Barnhart: Mr. Chairman, before you there is an email with the applicant asking to table this fence variance. There is an email from Marie Meeks, our planner. And it's my understanding that the applicant is not here today. They are requesting a table.

Mr. Furst: Understanding that the applicant is requesting that this item be tabled, I so moved. Do I have a second?

RESULT: Tabled MOVER: Furst SECONDER: Kleckley

AYES:	Benner, Ward, Furst, Kleckley, Barnhart, Brusk
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App# 2024-0540; 7365-7369 Livingston Ave; Jonathan Goldrath; Variance

Ms. Buathier read the staff report into the record.

Mr. Meyer, Mr. Shook, Lou Salvati, Chief Baker and Mayor Begeny went to their processing facility in Dayton and did a tour. They went over safety procedures and basic understanding of the facility to better understand procedures and how that will be followed in Reynoldsburg. Chief Baker was satisfied with the security procedures that are proposed at this site. They have minimal cash on hand and the cash is locked up and very controlled.

Mr. Miller discussed the variance. They put together a map showing the residential areas and 500-foot around that area. The 500-foot restriction from a residential area makes it impossible to have this facility in the city. One area it could be allowed is within one mile of other marijuana facilities, and that is restricted by the state.

The front door of this property will be approximately 420ft from the residential district to the south. Marijuana dispensaries is an appropriate conditional use in the code and in the community commercial district. However, due to the map and the 500-foot rule from a residential district, it makes it virtually impossible to place one within the city.

Mr. Brusk asked how the 500-foot is determined. Ms. Buathier explained this is the first this has been determined. Mr. Shook explained it is as the crow flies, unless otherwise specified.

Mr. Benner explained he doesn't feel that the issue is how the distance is measured, but that our code is so restrictive that they would not be allowed anywhere in Reynoldsburg.

Mr. Miller: The dispensary in Cleveland's parking lot is right next door to residential. It is a city rule, not part of the state rules. The state does prohibit 500ft from a school playground, a public playground, public park, a public library and a church. But I believe this was this residential restriction that was added in by the city.

Mr. Furst: I am satisfied, based on our discussions here, that a hardship is present, and this application meets the variance factors listed in our code, and I move for approval based on those findings.

Mr. Benner: I second.

RESULT:	Variance Approved
MOVER:	Furst
SECONDER:	Benner
AYES:	Barnhart, Benner, Brusk, Kleckley, Furst
NAYS:	Ward

App# 2024-0517; 7365-7369 Livingston Ave; Jonathan Goldrath; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Miller explained the history of his business and how the business is very clean and well regulated by the state. It will have a positive impact on the community and will not affect traffic patterns. No events can be held without asking for approval from the state. The Division of Cannabis Control comes out after the Occupancy is issued, and then they will be fully permitted. They ensure proper security all around the building. The product is stored in a vault and a small daily stock is brought out. When an individual enters, they go to a reception area to check in. You are then in a waiting area and, once eligible, take them through a door. The state does radon inventory counts and all inventory must match the facility will receive fines. All deliveries are in unmarked vans, per state regulations.

Mr. Brusk asked how many customers they get per hour. Mr. Miller said anywhere from zero to 50 or 100. It varies from hour to hour and day to day. They expect their hours to be 9 am to 9 pm, six days a week and 9am to 5pm on Sunday. Mr. Brusk is worried about the Livingston entrance and exit as it can be very congested.

Ms. Bauthier explained that if this conditional use is granted, the applicant will have to submit a major or minor site plan and engineering will look at that. Mr. Meyer did talk to engineering, and they said the business would likely increase traffic, but not cause a substantive effect on the system. This is a highly commercialized area where you would expect traffic.

Mr. Benner: I would move that we approve this conditional use, with the condition indicated in 3A II. The variance has already been approved, that the applicant submit and obtain an approved minor major site plan, etc..

Ms. Kleckley. I second.

RESULT:	Conditional Use Approved
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MOVER: Benner SECONDER: Kleckley AYES: Furst, Ward, Kleckley, Brusk, Benner, Barnhart
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OTHER BUSINESS

2025 Planning and Zoning Board Meetings

The calendar was given to the board to review for the next meeting.

ADJOURNMENT

Planning and Zoning Administrator

Chairman

September 19, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision Section 4 Part A; Final Plat Application

Planning and Zoning Board:

Below is the staff review of the above referenced Final Plat Application.

1. Project Summary

- a. **Site Summary:** The Spring Hill Farms Preliminary Plat was approved at the May 7th 2020 Planning Commission meeting with a total of 354 lots and +/- 118.2 acres. The applicant has submitted a Final Plat application for Spring Hill Farms Subdivision Section 4 Part A, which is a section of the Spring Hill Farms development. The 12.642-acre residential subdivision is zoned SR, Suburban Residential and consists of 2 parcels: 060-009329 and 060-009551. The subdivision is proposed to consist of 9.758 acres in lots, 2.432 acres in public rights-of-way, and 0.452 acres for Reserve "J". The residential subdivision is proposed to contain 55 lots and is located East of Waggoner Road and South of Griffin Drive.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the west, east, north, and south. The surrounding land uses consist of residential homes.
- c. **Applicant's Request:** The Applicant is seeking final plat approval for Spring Hill Subdivision Section 4 Part A.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district "...should largely consist of single-family homes situated on medium-sized lots."

2. Project Review

- a. **Final Plat Requirements (1111.07 & 1111.09):**
 - i. On Sheet 1 of 2: the professional surveyor will need to sign and date the plat to verify that all dimensional and geodetic details are correct on the survey.
 - ii. On Sheet 1 of 2: the owner will need to sign the plat and have their statement notarized by a registered notary before obtaining any City Official's signature on the plat.
 - iii. On Sheet 1 of 2: revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"
 - iv. On Sheet 1 of 2: add a signature line for the "Director of Public Service"
 - v. On Sheet 1 of 2: add a signature line space for approval by the City Engineer and Director of Public Service of easements added to or revised

- on the final plat.
- vi. On Sheet 1 of 2: the reservation of easements section states that the Final Plat is 12.625 acres, but sheet 2 of 2 shows the total acreage as being 12.642. Please revise the acreage calculations to be correct and consistent throughout both sheets.

3. Recommendation

Staff recommends the board hold the Final Plat until the November 7th Planning and Zoning Board meeting, to ensure that all comments are addressed for Planning and Engineering, since there are a number of comments. Staff also recommends holding the application, due to needing the correct and consistent acreage on the Final Plat.



Offices

MEMO

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

DATE: September 24, 2024
TO: Mr. Eric Meyer, Director of Development
FROM: Mark Cameron / Edgil Williams, Sands Decker
SUBJECT: Review of PLAT for SPRING HILL FARM SECTION 4 PART A

On behalf of the City of Reynoldsburg, Sands Decker conducted a review of the Plat for **Spring Hill Farm Section 4 Part A**. The following summarizes our review comments with respect to this development.

1. Summary

- a. The 12.642 +/- acre residential subdivision is zoned SR – Suburban Residential and is consistent with the surrounding SR zoned properties.
- b. Currently under agricultural use, the site is proposed to be developed with 55 single-family lots, and one Reserve.
- c. Open Space is being platted in Reserve “J” at 0.452 acres, identified for Drainage Easement.
- d. Reserves shall be owned and maintained by Home Owner Association for this subdivision.

2. Plat Review

- a. Sheet 2 of 2: Identifies a 20-foot-wide easement onto Spring Hill Farm Section 3 Part A, PB 132, P 98. Please ensure this easement exists on Section 3 plat and does not require replatting.
- b. Sheet 2 of 2: Drainage Easements are shown around perimeter and fall outside of the platted areas.
- c. Sheet 2 of 2: Please provide legend of symbols for monument, iron pin, mag nail, etc, on this sheet as well.
- d. The applicant is seeking final plat approval for Spring Hill Farm Section 4 Part A.
- e. The lot dimensions, rights-of way, layout, setbacks, and open space configuration appear to be consistent with the approved major site plan and preliminary plat.
- f. On sheet 1 of 3: revise the signature line for “Charman, Planning Commission” to “Chairman, Planning and Zoning Board”.
- g. On sheet 1 of 3: Add a signature line for the “Director of Public Service”.

Reynoldsburg

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

*All Applications are submitted in person,
through mail or the Building Department by
email at: permit@reynoldsburg.gov

*Please know that an application will not be
processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HILL FARM SECTION 4 PART A

Description of Location:

EAST OF WALLOWAY ROAD, SOUTH OF GRIFFIN DRIVE

Parcel ID#(s):

060-009329, 060-009551

Number of Lots:

55

Complete Where Applicable:

Engineer/Surveyor: EMH+T

Builder/Developer:

M/E HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/E HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

4131 WORTH AVENUE, SUITE 310, COLUMBUS, OHIO, 43219

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-8000

Applicant Email:

JFRANCIS@MCHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

☐ Subdivision without
Plat (lot split)
(\$200 Residential/\$250
Non-Residential)

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

☐ Preliminary Plat
Extension
(\$50 All Districts)

☒ Final Plat
(\$500 All Districts)

☐ Plat Modification/Vacation
(\$500 All Districts) (includes
changes to approved
preliminary not expired, or
changes to approved final plat)

Applicant Signature: [Signature]

Date: 8/28/14

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

Zoning District: _____
☐ Olde Reynoldsburg District

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

Planning and Zoning Board Meeting

Date: _____

City Council Meeting

Date: _____

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

P&Z Administrator: _____

Date: _____

Clerk of Council: _____

Date: _____

SPRING HILL FARM SECTION 4 PART A 20220457
Page 16 of 16

SPRING HILL FARM SECTION 4 PART A

NOTE "A": All of Spring Hill Farm Section 4 Part A is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0356K with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	12.642 Ac.
Reserve "J"	0.452 Ac.
Acreage in lots	9.758 Ac.
Acreage in public rights-of-way	2.432 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 4 Part A is out of the following Franklin County Parcel Numbers:

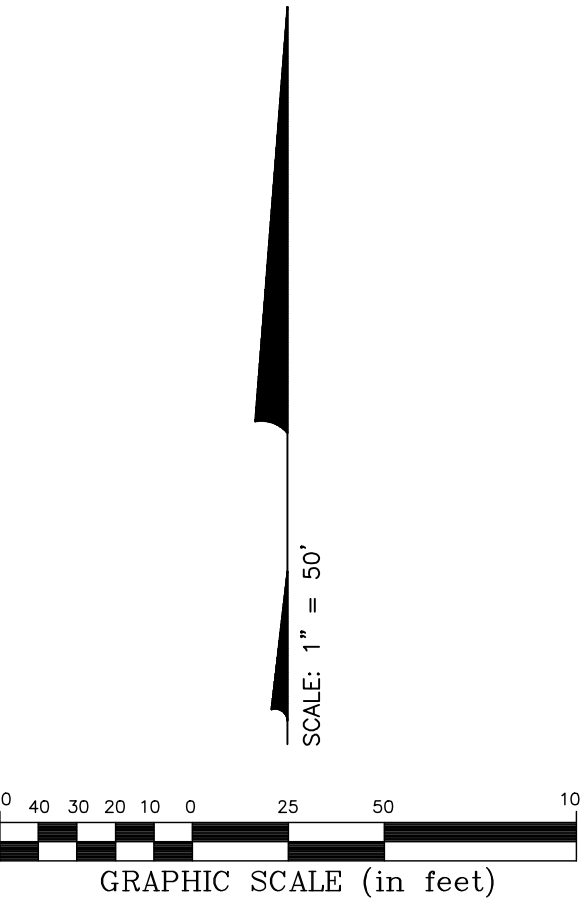
060-009329	11.115 Ac.
060-009551	1.527 Ac.

NOTE "D": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "E" - RESERVE "J": Reserve "J", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Spring Hill Farm subdivisions for the purpose of open space storm/water facilities.

NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "G": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 4 Part A, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



Legend

B.L. = Building Line
D.E. = Drainage Easement
Esmt = Easement

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	45°00'00"	200.00'	157.08'	S 63°26'38" E	153.07'
C2	45°00'00"	200.00'	157.08'	S 18°26'38" E	153.07'
C3	32°57'30"	175.00'	100.67'	S 12°25'23" E	99.28'
C4	12°02'30"	175.00'	36.78'	S 34°55'23" E	36.71'
C5	23°19'50"	175.00'	71.26'	S 52°36'33" E	70.77'
C6	21°40'10"	175.00'	66.19'	S 75°06'33" E	65.79'
C7	9°00'00"	20.00'	31.42'	N 49°03'22" E	28.28'
C8	9°00'00"	20.00'	31.42'	S 40°56'38" E	28.28'
C9	9°00'00"	20.00'	31.42'	N 49°03'22" E	28.28'
C10	9°00'00"	20.00'	31.42'	S 40°56'38" E	28.28'
C11	9°00'00"	20.00'	31.42'	N 49°03'22" E	28.28'
C12	9°00'00"	20.00'	31.42'	N 40°56'38" W	28.28'
C13	2°26'12"	225.00'	9.57'	S 84°43'32" E	9.57'
C14	13°41'08"	225.00'	53.74'	S 76°39'52" E	53.62'
C15	13°41'08"	225.00'	53.74'	S 62°58'44" E	53.62'
C16	13°41'08"	225.00'	53.74'	S 49°17'36" E	53.62'
C17	1°30'24"	225.00'	5.92'	S 41°41'50" E	5.92'
C18	1°00'50"	225.00'	3.98'	S 40°26'13" E	3.98'
C19	11°25'16"	225.00'	44.85'	S 34°13'10" E	44.78'
C20	11°25'16"	225.00'	44.85'	S 22°47'54" E	44.78'
C21	12°19'41"	225.00'	48.41'	S 10°55'25" E	48.32'
C22	8°48'56"	225.00'	34.62'	S 00°21'06" E	34.58'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

I:\20220451\DWG\CABRIETS\PLAT 20220451-05-PLAT-SEC4-PRTA.DWG plotted by KIRK, MATTHEW on 8/27/2024 11:00:07 AM last saved by WASTON on 8/26/2024 12:49:22 PM
Title: 20220451-05-PLAT-SEC4-PRTA.DWG & 4480001-CHANGE.DWG

Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Monday, September 16, 2024 1:59 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: Spring Hill Farm Sections 4a, 4b, and 5

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

Good afternoon.

Everything looks good on the fire department side.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, September 16, 2024 12:38 PM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Spring Hill Farm Sections 4a, 4b, and 5

Good Afternoon,

I have attached Final Plat Applications for Spring Hill Farm Sections 4a, 4b, and 5. Please let me know if the Fire Department has any comments about these applications by September 24th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

September 19, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision Section 4 Part B; Final Plat Application

Planning and Zoning Board:

Below is the staff review of the above referenced Final Plat Application.

1. Project Summary

- a. **Site Summary:** The Spring Hill Farms Preliminary Plat was approved at the May 7th 2020 Planning Commission meeting with a total of 354 lots and +/- 118.2 acres. The applicant has submitted a Final Plat application for Spring Hill Farms Subdivision Section 4 Part B, which is a section of the Spring Hill Farms development. The 5.554-acre residential subdivision is zoned SR, Suburban Residential and consists of 3 parcels: 060-009329, 060-009404, and 060-00955. The subdivision is proposed to consist of 4.653 acres in lots and 0.901 acres in public rights-of-way. The residential subdivision is proposed to contain 24 lots and is located East of Waggoner Road and South of Griffin Drive.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the west, east, north, and south. The surrounding land uses consist of residential homes.
- c. **Applicant's Request:** The Applicant is seeking final plat approval for Spring Hill Subdivision Section 4 Part B.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district "...should largely consist of single-family homes situated on medium-sized lots."

2. Project Review

- a. **Final Plat Requirements (1111.07 & 1111.09):**
 - i. On Sheet 1 of 2: the professional surveyor will need to sign and date the plat to verify that all dimensional and geodetic details are correct on the survey.
 - ii. On Sheet 1 of 2: the owner will need to sign the plat and have their statement notarized by a registered notary before obtaining any City Official's signature on the plat.
 - iii. On Sheet 1 of 2: revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"
 - iv. On Sheet 1 of 2: add a signature line for the "Director of Public Service"
 - v. On Sheet 1 of 2: add a signature line space for approval by the City Engineer and Director of Public Service of easements added to or revised on the final plat.

- vi. On Sheet 1 of 2: the legal description states that the final plat is 9.554 acres, but sheet 2 of 2 shows the total acreage as being 5.554. Please revise the acreage calculations to be correct and consistent throughout both sheets.

3. Recommendation

- a. Staff recommends the board hold the Final Plat until the November 7th Planning and Zoning Board meeting, to ensure that all comments are addressed for Planning and Engineering, since there are a number of comments. Staff also recommends holding the application, due to needing the correct and consistent acreage on the Final Plat.





Offices

MEMO

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

DATE: September 24, 2024
TO: Mr. Eric Meyer, Director of Development
FROM: Mark Cameron / Edgil Williams, Sands Decker
SUBJECT: Review of PLAT for SPRING HILL FARM SECTION 4 PART B

On behalf of the City of Reynoldsburg, Sands Decker conducted a review of the Plat for **Spring Hill Farm Section 4 Part B**. The following summarizes our review comments with respect to this development.

1. Summary

- a. The Title Sheet identifies this as a 9.554 +/- acre residential subdivision and is zoned SR – Suburban Residential and is consistent with the surrounding SR zoned properties.
- b. Currently under agricultural use, the site is proposed to be developed with 24 single-family lots.

2. Plat Review

- a. Sheet 1 of 2: This sheet states the Plat is for 9.554 +/- acres, while sheet 2 states 5.554 +/- acres. Please revise the incorrect sheet.
- b. Sheet 2 of 2: There are callouts in the legend for existing Drainage Easements on the site and/or perimeter. These are numbered 1, 2, and 3. The PB and P callouts are blank. Please fill these in with correct PB and P numbers.
- c. Sheet 2 of 2: Please provide legend of symbols for monument, iron pin, mag nail, etc, on this sheet as well.
- d. The applicant is seeking final plat approval for Spring Hill Farm Section 4 Part B.
- e. The lot dimensions, rights-of way, layout, setbacks, and open space configuration appear to be consistent with the approved major site plan and preliminary plat.
- f. On sheet 1 of 3: revise the signature line for "Charman, Planning Commission" to "Chairman, Planning and Zoning Board".
- g. On sheet 1 of 3: Add a signature line for the "Director of Public Service".

Reynoldsburg

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

*All Applications are submitted in person,
through mail or the Building Department by
email at: permit@reynoldsburg.gov

*Please know that an application will not be
processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HILL FARM SECTION 4 PART B

Description of Location:

EAST OF WAGGONER ROAD, SOUTH OF GRIFFIN DRIVE

Parcel ID#(s):

060-009329, 060-009404, 060-009551

Number of Lots:

24

Complete Where Applicable:

Engineer/Surveyor: EMH+T

Builder/Developer: M/I HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/I HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

4131 WORTH AVENUE, SUITE 310, COLUMBUS, OHIO, 43219

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-8000

Applicant Email:

JFRANCIS@MITHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

- ☐ Subdivision without Plat (lot split) (\$200 Residential/\$250 Non-Residential) ☐ Preliminary Plat (\$750 + \$50 per lot All Districts) ☐ Preliminary Plat Extension (\$50 All Districts) ☒ Final Plat (\$500 All Districts) ☐ Plat Modification/Vacation (\$500 All Districts) (includes changes to approved preliminary not expired, or changes to approved final plat)

Applicant Signature: 9.7

Date: 8/28/24

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:

Planning and Zoning
Board Meeting

City Council Meeting

Zoning Information

Date: _____

Date: _____

Zoning District: _____

☐ Olde Reynoldsburg District

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

☐ Approved as Submitted

☐ Submitted Approved

☐ w/ Conditions Tabled

☐ Denied

P&Z Administrator: _____

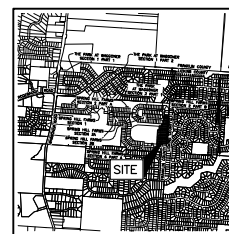
Date: _____

Clerk of Council: _____

Date: _____

A quarter-circle sector is shown, divided into two regions by a line segment from the center to the arc. Region 1 is the smaller sector, and region 2 is the larger sector.

SPRING HILL FARM SECTION 4 PART B 20220457



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated herein, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMMIT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and

- = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊙ = Permanent Marker (See Survey Data)

By _____
Professional Surveyor No. 7865

_____ Date

SPRING HILL FARM SECTION 4 PART B

2
2

Legend

- R/L = Right of Way
D.E. = Driveway Easement
Easement = Easement
- ① Existing 20' R/L
 - ② Existing 10' Easement
 - ③ Existing 10' R/L
 - ④ Existing 10' Easement
 - ⑤ Existing 10' R/L
 - ⑥ Existing 10' Easement

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

NOTE "A": All of Spring Hill Farm Section 4 Part B is within Zone X (Area determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Maps for Franklin County, Ohio and Incorporated Areas, map number 39040-0350K, with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage: 5.554 Ac.
Acreage in lots: 4.651 Ac.
Acreage in public rights-of-way: 0.903 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 4 Part B is set off the following Franklin County Parcel Numbers:

000-009329 5.166 Ac.
000-009330 0.138 Ac.
000-009331 0.250 Ac.

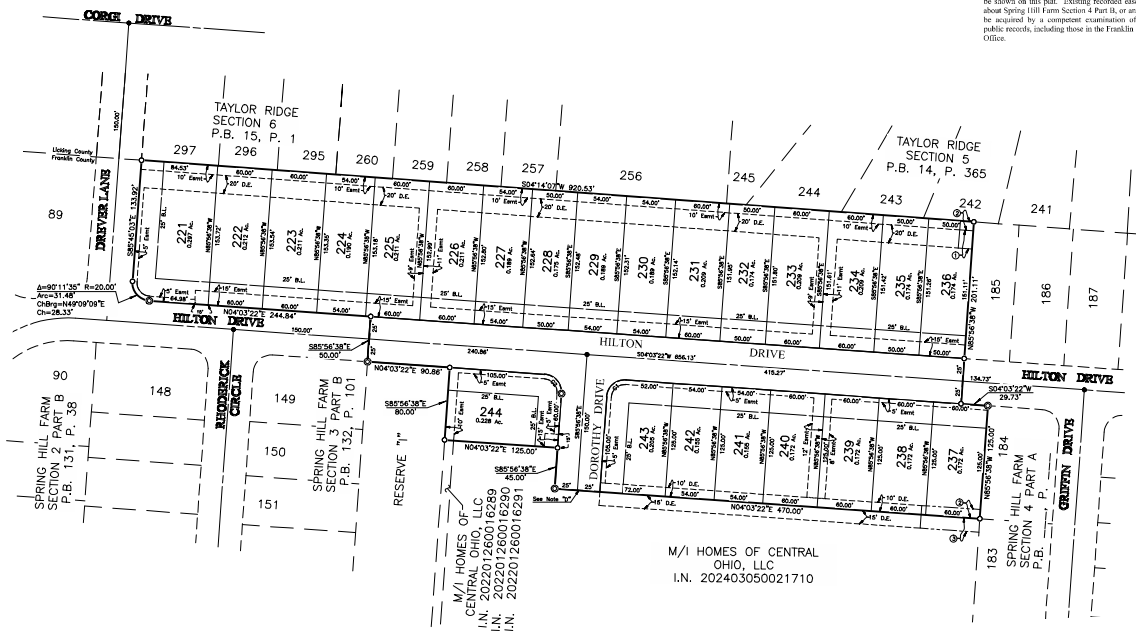
NOTE "D": No vehicular access until such time as the public street right-of-way is extended and indicated by plat or deed.

NOTE "E": The purpose of this plat is to show certain property rights of way, not interest boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating any or subdivision restrictions, private use restrictions, covenants running with the land or other encumbrances of any nature, except to the extent specifically identified as such.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement maps, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 4 Part B, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	10.00'	31.42'	N 49°00'00" W	10.00'
C2	90°00'00"	10.00'	31.42'	N 49°00'00" E	10.00'



Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Sent: Monday, September 16, 2024 1:59 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: Spring Hill Farm Sections 4a, 4b, and 5

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

Good afternoon.

Everything looks good on the fire department side.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, September 16, 2024 12:38 PM
To: Lieutenant Schmidt <LTSchmidt@truotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Spring Hill Farm Sections 4a, 4b, and 5

Good Afternoon,

I have attached Final Plat Applications for Spring Hill Farm Sections 4a, 4b, and 5. Please let me know if the Fire Department has any comments about these applications by September 24th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov

September 19, 2024

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision Section 5; Final Plat Application

Planning and Zoning Board:

Below is the staff review of the above referenced Final Plat Application.

1. Project Summary

- a. **Site Summary:** The Spring Hill Farms Preliminary Plat was approved at the May 7th 2020 Planning Commission meeting with a total of 354 lots and +/- 118.2 acres. The applicant has submitted a Final Plat application for Spring Hill Farms Subdivision Section 5, which is a section of the Spring Hill Farms development. The 11.425-acre residential subdivision is zoned SR, Suburban Residential and consists of 2 parcels: 060-009329 and 060-009551. The subdivision is proposed to consist of 7.936 acres in lots, 2.248 acres in public rights-of-way, and 1.241 acres for Reserves “K” and “L”. The residential subdivision is proposed to contain 45 lots and is located East of Waggoner Road and South of Griffin Drive.
- b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of SR, Suburban Residential to the west, east, north, and south. The surrounding land uses consist of residential homes.
- c. **Applicant’s Request:** The Applicant is seeking final plat approval for Spring Hill Subdivision Section 5.
- d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the SR, Suburban Residential district “...should largely consist of single-family homes situated on medium-sized lots.”

2. Project Review

- a. **Final Plat Requirements (1111.07 & 1111.09):**
 - i. On Sheet 1 of 2: the professional surveyor will need to sign and date the plat to verify that all dimensional and geodetic details are correct on the survey.
 - ii. On Sheet 1 of 2: the owner will need to sign the plat and have their statement notarized by a registered notary before obtaining any City Official’s signature on the plat.
 - iii. On Sheet 1 of 2: revise the signature line for “Chairman, Planning Commission” to “Chairman, Planning and Zoning Board”
 - iv. On Sheet 1 of 2: add a signature line for the “Director of Public Service”
 - v. On Sheet 1 of 2: add a signature line space for approval by the City Engineer and Director of Public Service of easements added to or revised on the final plat.

- vi. On Sheet 1 of 2: the reservation of easements section states that the Final Plat is 9.539 acres, but sheet 2 of 2 shows the total acreage as being 11.425. Please revise the acreage calculations to be correct and consistent throughout both sheets.

3. Recommendation

- a. Staff recommends the board hold the Final Plat until the November 7th Planning and Zoning Board meeting, to ensure that all comments are addressed for Planning and Engineering, since there are a number of comments. Staff also recommends holding the application, due to needing the correct and consistent acreage on the Final Plat.





Offices

MEMO

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

422 North Broad St.
Lancaster, Ohio 43130
740-385-2140

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640

DATE: September 24, 2024
TO: Mr. Eric Meyer, Director of Development
FROM: Mark Cameron / Edgil Williams, Sands Decker
SUBJECT: Review of PLAT for SPRING HILL FARM SECTION 5

On behalf of the City of Reynoldsburg, Sands Decker conducted a review of the Plat for **Spring Hill Farm Section 5**. The following summarizes our review comments with respect to this development.

1. Summary

- a. The 11.425 +/- acre residential subdivision is zoned SR – Suburban Residential and is consistent with the surrounding SR zoned properties.
- b. Currently under agricultural use, the site is proposed to be developed with 45 single-family lots and two Reserve lots.
- c. Open Space is being platted in Reserve “K” at 1.045 acres, and in Reserve “L” at 0.196 acres. Both Reserves identified for Drainage Easement.
- d. Reserves shall be owned and maintained by Home Owner Association for this subdivision.

2. Plat Review

- a. Sheet 2 of 2: There are callouts in the legend for existing Drainage Easements on the site and/or perimeter. These are numbered 1 through 6. The PB and P callouts are blank, except for number 6. Please fill these in with correct PB and P numbers.
- b. Sheet 2 of 2: Please provide legend of symbols for monument, iron pin, mag nail, etc, on this sheet as well.
- c. The applicant is seeking final plat approval for Spring Hill Farm Section 4 Part B.
- d. The lot dimensions, rights-of way, layout, setbacks, and open space configuration appear to be consistent with the approved major site plan and preliminary plat.
- e. On sheet 1 of 3: revise the signature line for “Charman, Planning Commission” to “Chairman, Planning and Zoning Board”.
- f. On sheet 1 of 3: Add a signature line for the “Director of Public Service”.

Reynoldsburg

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

*All Applications are submitted in person,
through mail or the Building Department by
email at: permit@reynoldsburg.gov

*Please know that an application will not be
processed until payment has been received.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HILL FARM SECTION 5

Description of Location:

EAST OF WAGGONER ROAD, SOUTH OF GRIFPIN DRIVE

Parcel ID#(s):

060-009329, 060-009551

Number of Lots:

45

Complete Where Applicable:

Engineer/Surveyor: EMHAT

Builder/Developer: M/S HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/S HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-7800

Applicant Email:

JFRANCO@MTHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

- ☐ Subdivision without Plat (lot split) (\$200 Residential/\$250 Non-Residential) ☐ Preliminary Plat (\$750 + \$50 per lot All Districts) ☐ Preliminary Plat Extension (\$50 All Districts) ☒ Final Plat (\$500 All Districts) ☐ Plat Modification/Vacation (\$500 All Districts) (includes changes to approved preliminary not expired, or changes to approved final plat)

Applicant Signature: [Signature]

Date: 8/20/24

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

Zoning District: _____
☐ Olde Reynoldsburg District

Planning and Zoning Board Meeting

Date: _____

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

City Council Meeting

Date: _____

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

P&Z Administrator: _____

Date: _____

Clerk of Council: _____

Date: _____

SPRING HILL FARM SECTION 5

1
2

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA ACROSS DESIGNATED AREAS ON SPRING HILL FARM HOMEOWNERS' ASSOCIATION INC., LAND

Certain areas designated "Easement" shown hereon outside of the 9.539 acres of land being platted as "Spring Hill Farm Section 5" are within lands owned adjacent to "Spring Hill Farm Section 5" that are owned by SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC., by deed of record in Instrument Number 20200531000195, Recorder's Office, Franklin County, Ohio.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

In Witness Whereof, JASON FRANCIS, President of SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC., has hereto set his hand this ____ day of ____ 20__.

Signed and Acknowledged
In the presence of:

SPRING HILL FARM HOMEOWNERS'
ASSOCIATION, INC.

By: JASON FRANCIS, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said state, personally appeared JASON FRANCIS, President of SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC., for the uses and purposes expressed herein.

In Witness Whereof, I have hereto set my hand and affixed my official seal this ____ day of ____ 20__.

My commission expires ____

Notary Public, State of Ohio

Approved this ____ day of ____
20__

Chairman, Planning Commission,
Reynoldsburg, Ohio

Approved this ____ day of ____
20__

City Engineer,
Reynoldsburg, Ohio

Approved and accepted this ____ day of ____ 20__ by Ordinance No. ____ wherein all of Carr Place, Dorothy Drive and Leroy Place dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, Reynoldsburg, Ohio

Mayor, Reynoldsburg, Ohio

Transferred this ____ day of ____
20__

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of ____
20__ at ____ M, Fee \$ ____

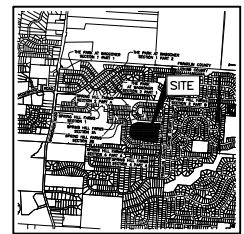
Recorder, Franklin County, Ohio

File No. ____

Recorded this ____ day of ____
20__

Deputy Recorder, Franklin County, Ohio

Plat Book ____ Page ____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GILBERT and FCGS 4405 B3C37.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pins thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-six inch long, solid iron pins, are to be set to monument the points indicated, are to be set with the top and flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punch) to record the actual location of the point.

SURVEYED & PLATTED BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)

By: Professional Surveyor No. 7865 Date: ____

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Section 5, Township 18, Range 20, Refuge Lands, containing 11.425 acres of land, more or less, said 11.425 acres being comprised of a part of each of those tracts of land conveyed to MI HOMES OF CENTRAL OHIO, LLC, by deeds of record in Instrument Numbers 20200505021710, 20200128001209, 20200126001200 and 202001260016291, Recorder's Office, Franklin County, Ohio.

The undersigned, MI HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, by TIMOTHY C. HALL JR., Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "SPRING HILL FARM SECTION 5", a subdivision containing Lots numbered 245 to 289, both inclusive, and areas designated as Reserve "K" and Reserve "L", does hereby accept this plat of same and dedicates to public use, as such, all of Carr Place, Dorothy Drive and Leroy Place shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connection to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, TIMOTHY C. HALL JR., Area President of MI HOMES OF CENTRAL OHIO, LLC, has hereto set his hand this ____ day of ____ 20__.

Signed and Acknowledged
In the presence of:

MI HOMES
OF CENTRAL OHIO, LLC

By: TIMOTHY C. HALL JR.,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area President of MI HOMES OF CENTRAL OHIO, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said MI HOMES OF CENTRAL OHIO, LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereto set my hand and affixed my official seal this day of ____ 20__.

My commission expires ____

Notary Public, State of Ohio

SPRING HILL FARM SECTION 5

CURVE	BEARING	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	180°00'00"	125.00'	S 04°03'22" W	250.00'
C2	180°00'00"	100.00'	S 04°03'22" W	200.00'
C3	0°00'00"	20.00'	N 4°05'58" W	20.38'
C4	0°00'00"	20.00'	N 4°05'58" W	20.38'
C5	0°00'00"	20.00'	N 4°05'58" W	20.38'
C6	74°48'32"	150.00'	S 82°02'22" E	20.43'
C7	193°17'18"	150.00'	S 88°24'22" E	50.89'
C8	173°02'30"	150.00'	S 45°45'22" E	43.34'
C9	141°18'33"	150.00'	S 33°02'30" E	43.43'
C10	141°18'33"	150.00'	S 33°02'30" E	43.43'
C11	173°02'30"	150.00'	S 45°45'22" E	43.34'
C12	141°18'33"	150.00'	S 33°02'30" E	43.43'
C13	193°17'18"	150.00'	S 88°24'22" E	50.89'
C14	173°02'30"	150.00'	S 45°45'22" E	43.34'
C15	141°18'33"	150.00'	S 33°02'30" E	43.43'
C16	141°18'33"	150.00'	S 33°02'30" E	43.43'
C17	0°00'00"	20.00'	N 4°05'58" W	20.38'
C18	0°00'00"	20.00'	N 4°05'58" W	20.38'
C19	0°00'00"	20.00'	N 4°05'58" W	20.38'
C20	173°02'30"	150.00'	S 45°45'22" E	43.34'



- Line Type Legend
- Existing Property Line
 - Existing R/W Line
 - Existing Easement Line
 - Subdivision Boundary Line
 - Lot Line
 - R/W Line
 - R/W Centerline
 - Easement Line

NOTE "A": All of Spring Hill Farm Section 5 is within Zone X (Areas determined to be outside 0.25% annual chance floodplain) as indicated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 19040C 07556, with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:
 Total acreage: 11,425 Ac.
 Reserve "K" and "L": 1,241 Ac.
 Acreage in lots: 7,936 Ac.
 Acreage in public rights-of-way: 2,248 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 5 is out of the following Franklin County Parcel Numbers:
 066-009129: 11,196 Ac.
 066-009551: 0,229 Ac.

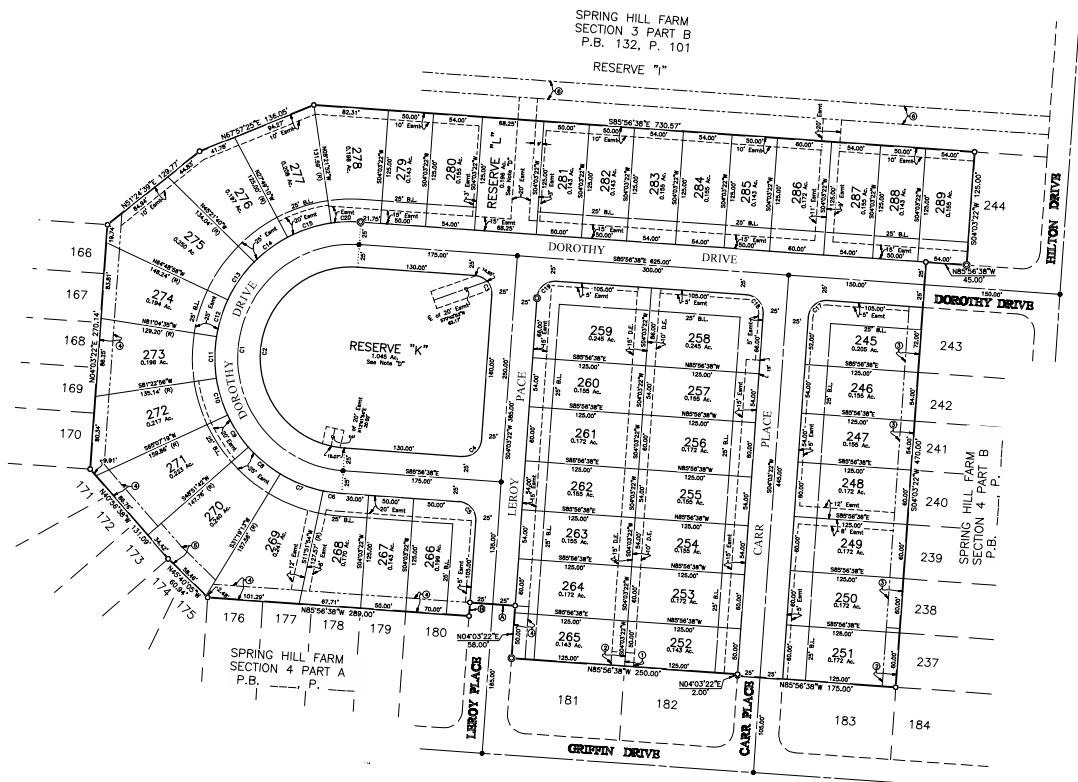
NOTE "D" - RESERVES "K" AND "L": Reserves "K" and "L", as designated and delineated herein, shall be owned and maintained by an association comprised of the owners of the fee simple lots in the Spring Hill Farm subdivisions for the purpose of open space stormwater facilities.

NOTE "E": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or the encumbrances of any nature, except to the extent specifically identified as such.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 5, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

- Legend
- AL - Building Line
 - D.E. - Driveway Easement
 - Ent - Easement
 - ① Existing 10' Easement
 - ② Existing 15' Easement
 - ③ Existing 20' Easement
 - ④ Existing 25' Easement
 - ⑤ Existing 30' Easement
 - ⑥ Existing 35' Easement
 - ⑦ Existing 40' Easement
 - ⑧ Existing 45' Easement
 - ⑨ Existing 50' Easement
 - ⑩ Existing 55' Easement
 - ⑪ Existing 60' Easement
 - ⑫ Existing 65' Easement
 - ⑬ Existing 70' Easement
 - ⑭ Existing 75' Easement
 - ⑮ Existing 80' Easement
 - ⑯ Existing 85' Easement
 - ⑰ Existing 90' Easement
 - ⑱ Existing 95' Easement
 - ⑲ Existing 100' Easement
 - ⑳ Existing 105' Easement
 - ㉑ Existing 110' Easement
 - ㉒ Existing 115' Easement
 - ㉓ Existing 120' Easement
 - ㉔ Existing 125' Easement
 - ㉕ Existing 130' Easement
 - ㉖ Existing 135' Easement
 - ㉗ Existing 140' Easement
 - ㉘ Existing 145' Easement
 - ㉙ Existing 150' Easement
 - ㉚ Existing 155' Easement
 - ㉛ Existing 160' Easement
 - ㉜ Existing 165' Easement
 - ㉝ Existing 170' Easement
 - ㉞ Existing 175' Easement
 - ㉟ Existing 180' Easement
 - ㊱ Existing 185' Easement
 - ㊲ Existing 190' Easement
 - ㊳ Existing 195' Easement
 - ㊴ Existing 200' Easement
 - ㊵ Existing 205' Easement
 - ㊶ Existing 210' Easement
 - ㊷ Existing 215' Easement
 - ㊸ Existing 220' Easement
 - ㊹ Existing 225' Easement
 - ㊺ Existing 230' Easement
 - ㊻ Existing 235' Easement
 - ㊼ Existing 240' Easement
 - ㊽ Existing 245' Easement
 - ㊾ Existing 250' Easement
 - ㊿ Existing 255' Easement

- ① N 80°56'38" W 50.00'
- ② S 04°03'22" W 10.00'



Marie Meeks

From: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Sent: Monday, September 16, 2024 1:59 PM
To: Marie Meeks
Cc: Phoenix Buathier
Subject: Re: Spring Hill Farm Sections 4a, 4b, and 5

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Ms. Meeks,

Good afternoon.

Everything looks good on the fire department side.

Thanks,

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Marie Meeks <mmeeks@reynoldsburg.gov>
Sent: Monday, September 16, 2024 12:38 PM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Subject: Spring Hill Farm Sections 4a, 4b, and 5

Good Afternoon,

I have attached Final Plat Applications for Spring Hill Farm Sections 4a, 4b, and 5. Please let me know if the Fire Department has any comments about these applications by September 24th.

If you have any questions please feel free to reach out. Thank you for your help!

Sincerely,

Marie Meeks

DEPARTMENT OF DEVELOPMENT

Planner I

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

Zoning: 614-322-6850 | **Direct:** 614-322-6800 – ext. 6720

www.reynoldsburg.gov