

Big Darby Accord Advisory Panel

Meeting Agenda
bigdarbyaccord.com

Big Darby Accord Advisory Panel

Septemeber 12, 2017
1:30pm

Franklin County Courthouse
Meeting Room B, 25th Floor
373 South High Street
Columbus, Ohio 43215

1. Roll Call
2. Introduction of Staff
3. Adoption of minutes from January 10, 2017
4. New Business:

~~Case #AP-17-01~~

~~Applicant: M/I Homes~~

~~Location: City of Hilliard~~

~~Address: 7380 Scioto Darby Rd (PID #120-001259 & 120-000335)~~

~~Acreage: 207 acres (Gross)~~

~~Request: Rezone from R-R, Rural Residential & R, Rural (Brown TWP) to HCD,
Hilliard Conservation District~~

Case #AP-17-02

Applicant: Cassandra & Zachary Adams

Location: Franklin County (Pleasant TWP)

Address: 6085 Grove City Rd (PID #280-001547)

Acreage: 11.7 acres

Request: Rezone from R, Rural to SCPD, Select Commercial Planned District

5. Adjourn to October 10, 2017

Big Darby Accord Advisory Panel

Minutes

MINUTES OF THE BIG DARBY ACCORD ADVISORY PANEL

Tuesday, January 10, 2017

The Big Darby Accord Panel convened in Meeting Room B on the 25th floor of the Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, January 10, 2017.

Present were:

Ashley Hoye, Chairperson
Steve Gordon
Greg Hart
Margaret Malone
Anthony Sasson
John Tetzloff
John Bryner

Franklin County Development Department members:

Matt Brown, Planning Administrator
Jenny Snapp, Assistant Director

City of Columbus Planning Division members:

Festus Manly-Spain, Senior Planner

Chairperson Hoye opened the meeting.

The first order of business was the approval of the minutes from the January 10th, 2017, meeting. Mr. Hart made a motion to approve. Seconded by Dr. Gordon. The motion was approved by a five-to-zero vote with two members abstaining.

NEW BUSINESS:

The next order of business was election of chairperson. Dr. Gordon nominated Mr. Hoye. Mr. Hoye accepted. Mr. Hoye was elected by a seven-to-zero vote.

The next order of business was election of vice chairperson. Mr. Tetzloff nominated Mr. Brown. Seconded by Mr. Sasson. Mr. Brown was elected by a seven-to-zero vote.

Big Darby Accord Advisory Panel

Minutes

The next order of business was adoption of the bylaws. There were no changes or updates proposed. Mr. Brown moved to adopt the bylaws. Ms. Malone seconded the motion. The bylaws were adopted by a seven-to-zero vote.

Next order of business is to vote whether Mr. Gordon will serve an additional one year term on the panel. Mr. Hart made a motion to vote. Seconded by Mr. Hoye. Mr. Gordon was elected to continue by a seven-to-zero vote.

Mr. Sasson presented information on the health of the Big Darby.

The panel agreed to compose a letter to all of the member jurisdictions stating concerns about the overall health of Big Darby Creek. The letter will also outline the Panel's support for further monitoring and data gathering to help ensure the health of Big Darby Creek.

There being no further new business to come before the Big Darby Accord Advisory Panel, Chairman Hoye adjourned the meeting. The meeting was adjourned at 2:43 p.m.

Minutes of the January 10, 2017, Big Darby Accord Advisory Panel meeting were approved this _____ day of _____, 2017.

Big Darby Accord Advisory Panel

Development Review Checklist

To be completed by Agency Staff
Revised 10/1/08

Section A: General Information

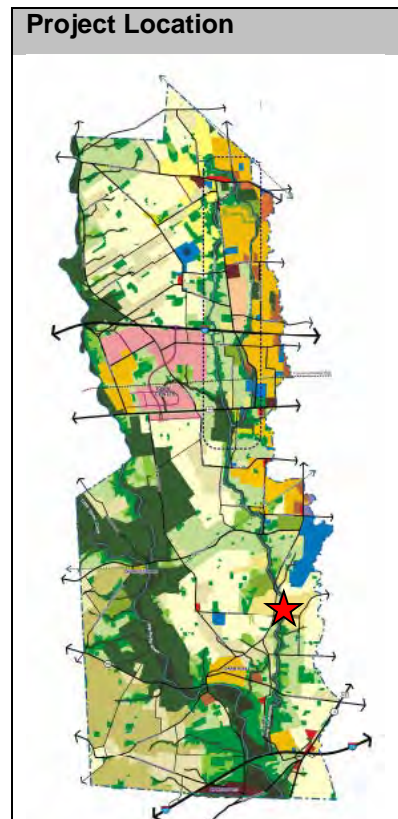
| Project Information | |
|---|---|
| Site Address 6085 Grove City Road | Parcel IDs(s) 230-001547 |
| Existing Zoning District(s) Rural | Total Acreage: Gross 11.7 acres |
| Proposed Zoning District(s) Select Commercial Planned District (SCPD) | Total Acreage: Net 11.7 acres |

| Tracking Information |
|---|
| Accord Panel Case # AP-17-02 |
| Jurisdiction Case # ZON-17-06 |

| Jurisdiction | |
|---|-------------------------------------|
| <input type="checkbox"/> Brown Township | <input type="checkbox"/> Columbus |
| <input type="checkbox"/> Norwich Township | <input type="checkbox"/> Grove City |
| <input checked="" type="checkbox"/> Pleasant Township | <input type="checkbox"/> Harrisburg |
| <input type="checkbox"/> Prairie Township | <input type="checkbox"/> Hilliard |
| <input type="checkbox"/> Washington Township | |

| Meeting Dates | |
|-------------------------------|---|
| Review Body | Date |
| Staff Review: | 9/6/2017 |
| Accord Panel: | 9/12/2017 |
| Jurisdiction Commission | 9/13/2017 - PC 9/21/2017 - RZC |
| Jurisdiction legislative body | 10/10/2017 |

| Agency Staff Information – Primary Contact | |
|--|------------------------------|
| Name Brad Fisher | |
| Jurisdiction / Agency Name Franklin County – Franklin County EDP | |
| Address 150 S. Front St. | |
| FSL Suite 10 | |
| Columbus, OH 43215 | |
| Phone # 614-525-4684 | Fax # 614-525-7155 |
| Email bxfisher@franklincountyohio.gov | |



| Zoning Authority |
|---|
| <input type="checkbox"/> Columbus |
| <input checked="" type="checkbox"/> Franklin County |
| <input type="checkbox"/> Grove City |
| <input type="checkbox"/> Harrisburg |
| <input type="checkbox"/> Hilliard |
| <input type="checkbox"/> Prairie Township |

| Subdivision Authority |
|---|
| <input type="checkbox"/> Columbus |
| <input checked="" type="checkbox"/> Franklin County |
| <input type="checkbox"/> Grove City |
| <input type="checkbox"/> Harrisburg |
| <input type="checkbox"/> Hilliard |

Section B: Background

| Project Description |
|---|
| <p>The subject property is located on the south side of Grove City Road, between Norton Road and Neff Road. The proposal is to rezone from the Rural district to the Select Commercial Planned District (SCPD) to allow barn sales and special events on the site. The SCPD allows for a specific range of uses as well as provides controls necessary to ensure compatibility between the SCPD and the surrounding area.</p> <p>The subject property contains a house that is 1,290 square feet, a barn that is 1,020 square feet and two accessory buildings totaling 780 square feet, all built around 1900. The house is currently occupied. The applicant proposes to utilize the existing barn and surrounding area for barn sales and events. Permitted uses on the site would include the following: produce market, food trucks, apparel, furniture, flowers, camp sites, bands and art.</p> <p>No natural vegetation will be removed and native vegetation will be installed along the northern property line to satisfy screening requirements. A new gravel drive and a parking area that will include grass parking pavers is the only proposed permanent development on the site.</p> |

| Background Information | |
|--|--|
| A timeline of significant actions is included below. | |
| ~1900-present | Single-family residential and agricultural. |
| 2012-present | Barns sales began in 2012 and the applicant is seeking to legitimize the commercial use. |
| | |
| | |
| | |

Section C: Assessment and Evaluation**Conservation Assessment**

The Conservation Strategy Map of the Big Darby Accord Watershed Master Plan indicates that the site includes conservation zones of protected and Tier 1 land. The site is mostly located in the Franklin County adopted riparian setback, however little of the property is in the regulatory floodplain of Hellbranch Run. The only site changes include a gravel drive and a gravel parking area that will include grass parking pavers.

Streams and Wetlands Assessment

No wetlands have been identified on the site per the National Wetland Inventory Map. Hellbranch Run borders the site to the west.

Stormwater Best Management Practices Assessment

4,047 square feet of new impervious material (gravel) has been proposed in the riparian setback. The applicant must mitigate this development based on the mitigation requirements of the Ohio EPA general construction permit for the Big Darby Watershed.

Alternative Wastewater Systems Assessment

The existing septic system will service the single-family home only. Portable restrooms are proposed outside of the riparian setback area as indicated on the site plan.

Revenue Assessment

N/A

Section D: Overall Assessment and Staff Analysis

Overall Assessment

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map designates the area as existing development and recommends the area for Rural Density Conservation Development. The Conservation Strategy Map shows the site as existing development and located in Tier 1 areas along with protected area bordering Hellbranch Run.

The proposal includes very limited site development with the driveway improvements being the only development in the riparian setback.

Staff Analysis

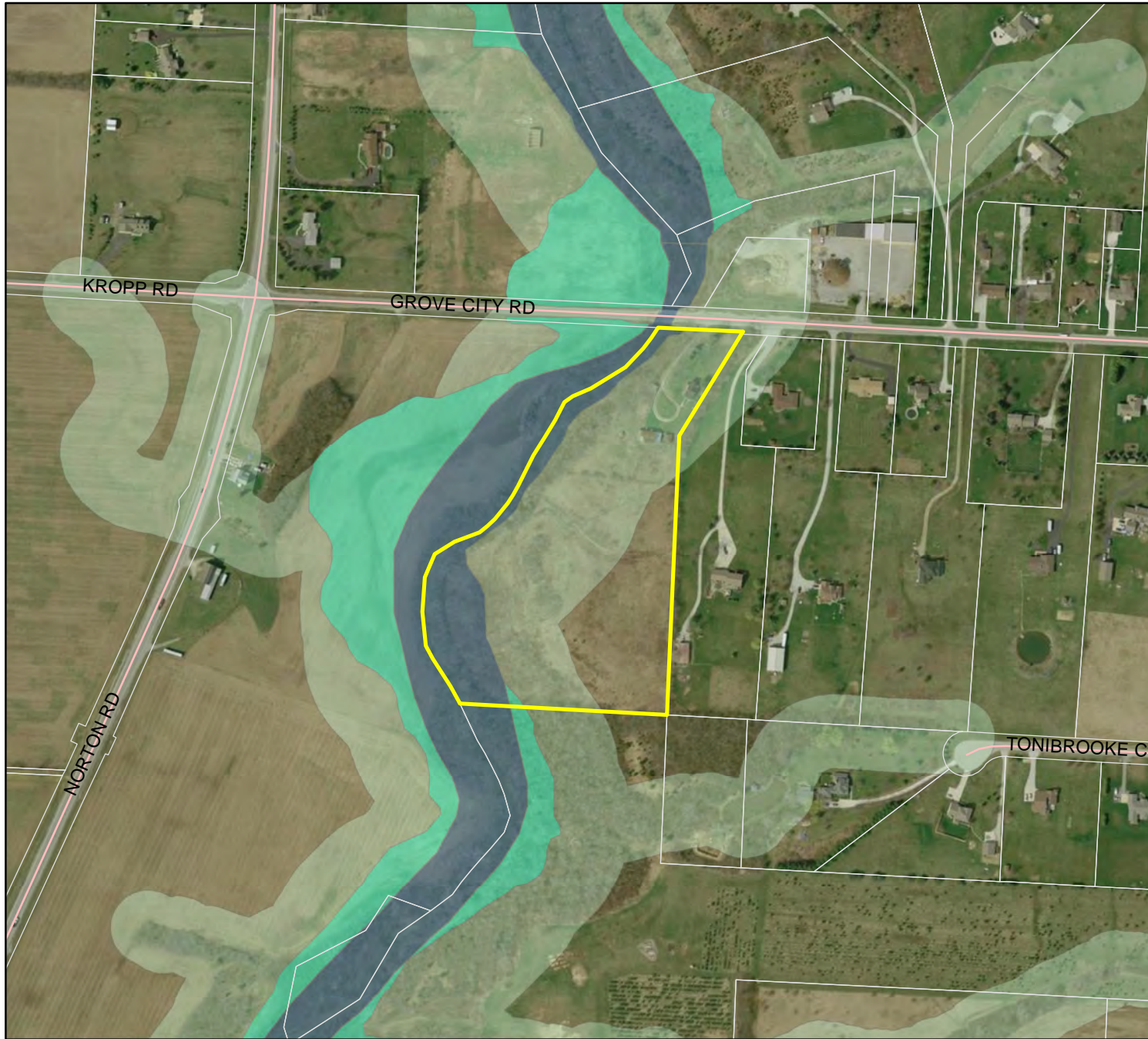
| Requirement | Yes | No | NA | Analysis |
|---|-------------------------------------|------|---|--|
| Existing conditions site map is complete | <input checked="" type="checkbox"/> | | | Map provides all required information. |
| Conceptual site plan is complete | <input checked="" type="checkbox"/> | | | Map provides all applicable information. |
| Site data table is complete and accurately calculated | <input checked="" type="checkbox"/> | | | Site data table provided. |
| Assessments | Pass | Fail | Explanation - Items incomplete, steps required to correct, etc. | |
| Conservation assessment | <input checked="" type="checkbox"/> | | Completed. | |
| Streams and wetlands assessment | <input checked="" type="checkbox"/> | | Completed. | |
| Stormwater management assessment | <input checked="" type="checkbox"/> | | No Stormwater Management facilities are required. | |
| Alternative wastewater assessment | <input checked="" type="checkbox"/> | | Not Applicable. | |
| Revenue assessment | <input checked="" type="checkbox"/> | | Not Applicable. | |
| Staff analysis overall assessment | | | <p>The proposal complies with recommendations of the Big Darby Accord Watershed Master Plan.</p> <p>The proposal will not have a negative environmental impact.</p> | |

| Staff Recommendation | | |
|---|-------------------------|-------------------------|
| Staff recommends: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Approval <ul style="list-style-type: none"> <input checked="" type="checkbox"/> with conditions (see below) <input type="checkbox"/> Disapproval | | |
| Reasons / Conditions: <ol style="list-style-type: none"> 1. The applicant must mitigate the driveway expansion in the riparian setback in accordance with the requirements of the Ohio EPA General Construction Permit for the Big Darby Watershed. Such mitigation must be approved by the Franklin Soil and Water Conservation District. | | |
| Checklist prepared by: | | |
| <u>Brad Fisher</u> Agency Staff Member | <u>Planner</u> Title | <u>9/7/2017</u> Date |

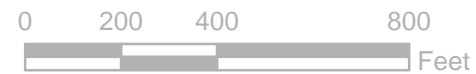
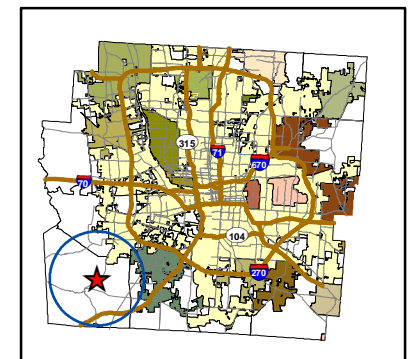
AP-17-02

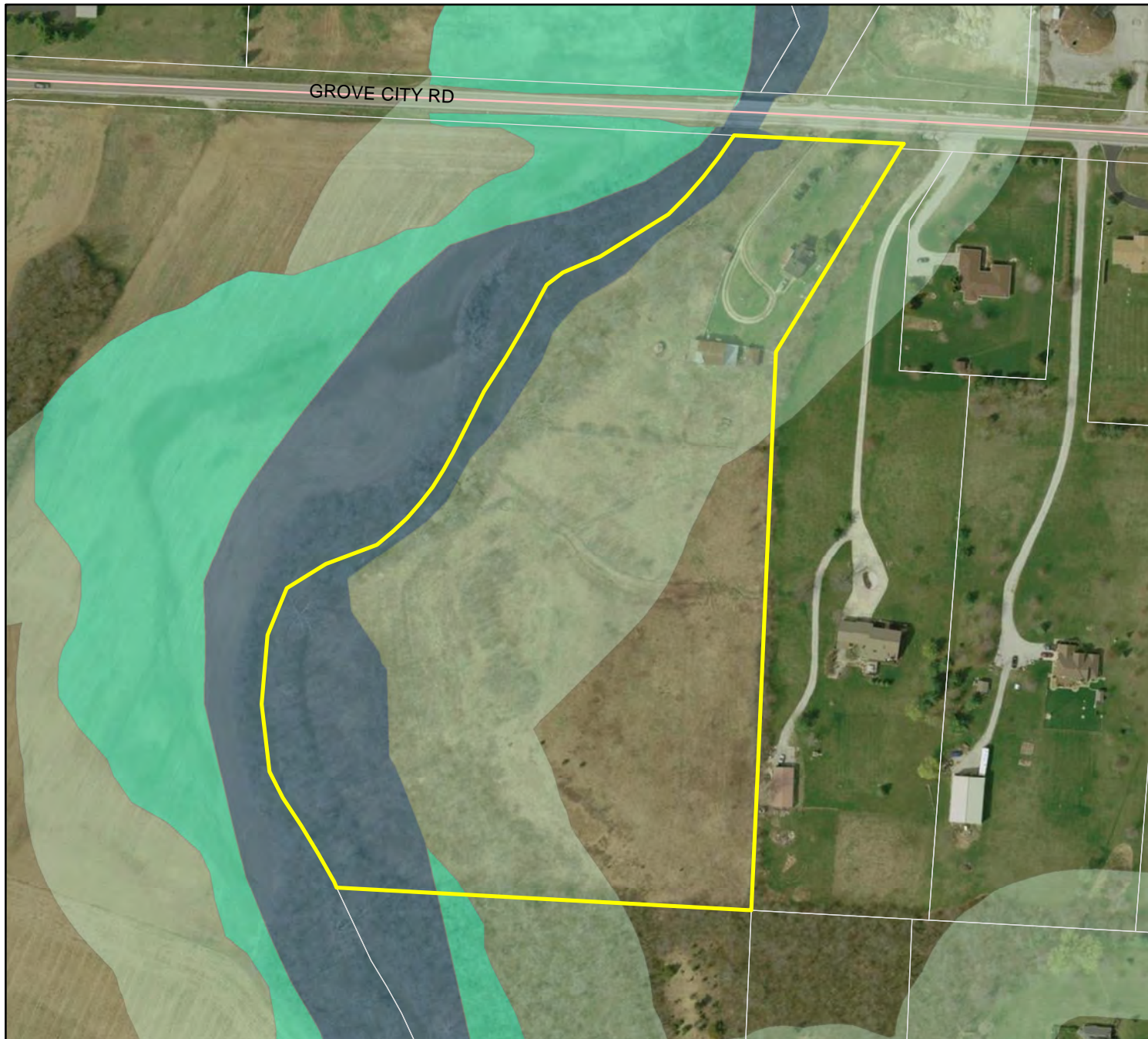
Requesting a rezoning from the Rural district to the Select Commercial Planned district.

Acres: 11.7
Township: Pleasant



- 6085 Grove City Road
- Parcels
- Streets
- Floodway Fringe
- Floodway
- Big Darby Creek Setbacks



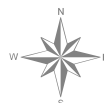
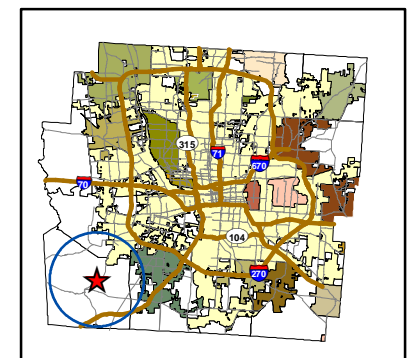


AP-17-02

Requesting a rezoning from the Rural district to the Select Commercial Planned district.

Acres: 11.7
Township: Pleasant

-  6085 Grove City Road
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway
-  Big Darby Creek Setbacks



ZASSY'S TREASURES

Development Plan

August 28, 2017

Select Commercial Planned District (SCPD)
6085 Grove City Road, Grove City, Ohio 43123
Pleasant Township, Franklin County, Ohio

Prepared by:



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APPLICATION FORM



**Franklin County
 Application for Rezoning/Text Amendment**

| | | | | |
|---------------------|-------------|--------------|-------------|-----------------|
| Application Number: | Date Filed: | Received By: | Total Fees: | Receipt Number: |
|---------------------|-------------|--------------|-------------|-----------------|

Subject Property Information

- Street Address: 6085 Grove City Road, Grove City, OH
- Parcel ID Number(s): 280 - 001547-00
- Township(s): Pleasant

Description of Subject Property

- Acres to be Rezoned: 11.7
- Current Land Use: Residential
- Surrounding Land Use:
 - North County Engineer's Lot
 - South Creek / Wooded Lot
 - East Large Lot Residential
 - West Creek / Agricultural Field
- Water Supply Source:
 Public (Central)
 Private (Onsite)
- Sanitary Sewer Source:
 Public (Central)
 Private (Onsite)

Rezoning Request

- Current Zoning: R
- Proposed Zoning: SCPD
- Proposed Land Use: House / Barn Sales
- Purpose for Request: The ability for the applicant to provide a low-impact, viable economic return to the local community through expanded barn sales and special events.



Franklin County
Application for Rezoning/Text Amendment

Applicant/Owner/Agent Information

12. Applicant Information: Cassandra & Zachary Adams
 Address: 6079 Grove City Road, Grove City, OH
 Phone: 614-499-3449 Fax: _____
 Interest in Property: Grandchild, Death Recipient, Neighbor
 Signature: [Handwritten Signature]
13. Property Owner: Linsey & Caroline Mullins
 Address: 6085 Grove City Road, Grove City, OH
 Phone: _____ Fax: _____
 Signature: [Handwritten Signature]
14. Agent Information: Attorney Ryan Conklin
 Address: 92 N. Sandusky St., #300, Delaware, OH
 Phone: 740-990-0750 Fax: _____
 Signature: [Handwritten Signature]

Applicant/Owner/Agent Information

I/we (applicant) Linsey & Caroline Mullins swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: [Handwritten Signature]
(required)

Date: Aug. 14, 2017

Property Owner Signature: [Handwritten Signature]
(required)

Subscribed and sworn to me in my presence and before me on this 14th day of August 20 17.

Notary Public Signature: [Handwritten Signature]



Ryan Christopher Conklin
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
 - Property lines on all sides,
 - All setback lines,
 - Existing and proposed buildings with size and height,
 - Dumpster locations,
 - Proposed curb cuts and sidewalk locations (if any),
 - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
 - Any property proposed for dedication or easement,

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: _____

Date: _____

 
August 14, 2017

Revised 8/14/08
Franklin County Economic Development and Planning
150 S. Front Street, Suite FSL 10, Columbus, Ohio 43215
Phone: (614) 462-3094
www.franklincountyohio.gov/edp

POWER OF ATTORNEY

**Limited Power of Attorney
of
LINSEY MULLINS**

I, LINSEY MULLINS of 6085 Grove City Rd, Grove City, OH 43123, do hereby create a Limited Power of Attorney as authorized by Sections 1337.21 through 1337.64 of the Ohio Revised Code. This Limited Power of Attorney does not revoke any previously executed General Power of Attorney or Durable Power of Attorney.

Section 1. Designation of Agent

I hereby appoint and designate as my Agents for the matters contained in this Limited Power of Attorney:

Agent's Name: Cassandra Mullins and Zachary Adams, Wife and Husband

Current Address: 6079 Grove City Rd
Grove City, OH 43123

Current Phone: (614) 499-3449

Any person can rely on a statement by an Agent that he or she is properly acting under this document and may rely conclusively on any action or decision made by that successor Agent. That person does not have to make any further investigation or inquiry.

If Agents are acting jointly:

Each Agent may independently exercise the powers granted.

All agents must jointly exercise the powers granted. (SUBJECT TO BELOW)
During any time when more than one Agent is required to act jointly (rather than individually), they shall have the authority to **nominate in writing one of the Agents to transact business for all the Agents**. Such authority may be communicated as requested by the person. Such authority may be withdrawn if one of the Agents elects to do so. Such election shall be communicated to the other Agents and all of the affected persons.

A majority in number of Agents must exercise the powers granted.

Section 2. Grant of Limited Authority

I grant my agent and any successor agent limited authority to act for me with respect to the following subjects:

Initial

LSM All forms, applications, proposals, documents, hearings, and other matters related to a rezoning application filed by my Agents on August 15, 2017 for the property located at 6085 Grove City Rd, Grove City, OH 43123.

General Power of Attorney of LINSEY MULLINS

Page 1

Nothing in this Limited Power of Attorney shall be interpreted as granting my Agents authority to take any other action with regards to my real property, notwithstanding the aforementioned actions related to the rezoning application. My Agents are expressly prohibited from conveying, transferring, mortgaging, leasing, granting access or an easement, or from doing any other action that would grant an interest in my real property.

Section 3. Commencement and Duration of Power

This power of attorney is effective immediately and shall continue in force regardless of whether I have capacity or am incapacitated.

This power of attorney shall terminate upon my death or upon the completion of the process for the application referenced in Section 2 above.

Section 4. Conflict of Interest

I acknowledge the potential conflict of interest that exists between my Agents and the rezoning application they are filing for my property. I consent to such conflict of interest, and expressly indicate that my Agents may take any actions necessary to complete the rezoning application process.

Section 5. Recording of Power of Attorney

This Limited Power of Attorney need not be recorded, as it does not involve the conveyance, lease, or mortgaging of my real property.

Section 6. Governing Law

The laws of the State of Ohio will govern all questions pertaining to the validity and construction of this Limited Power of Attorney.

IN WITNESS WHEREOF, I have signed this Power of Attorney on August 14, 2017.




LINSEY MULLINS, Principal

Witnesses:

The foregoing instrument was, on the day and year written above, signed by LINSEY MULLINS, in our presence. We, in the presence of and at the request of LINSEY MULLINS and in the presence of each other, have attested the same and have signed our names as attesting witnesses.



RYAN CONKLYN, Witness



JOSEPH CLATE, Witness

Notary Acknowledgement

STATE OF OHIO)
)
COUNTY OF FRANKLIN)

ss.



Ryan Christopher Conklin
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

The foregoing instrument was acknowledged before me on August 14, 2017, by
CAROLINE MULLINS.

Notary Public

Document prepared by Ryan C. Conklin, Attorney at Law, WRIGHT & MOORE LAW CO., LPA, 92 N. Sandusky St. #300,
Delaware, OH 43015 (740) 990-0750.

Limited Power of Attorney of CAROLINE MULLINS

I, CAROLINE MULLINS of 6085 Grove City Rd, Grove City, OH 43123, do hereby create a Limited Power of Attorney as authorized by Sections 1337.21 through 1337.64 of the Ohio Revised Code. This Limited Power of Attorney does not revoke any previously executed General Power of Attorney or Durable Power of Attorney.

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Agent's Name: Cassandra Mullins and Zachary Adams, Wife and Husband

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Current Phone: (614) 499-3449

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This Limited Power of Attorney need not be recorded, as it does not involve the conveyance, lease, or mortgaging of my real property.

Section 6. Governing Law

The laws of the State of Ohio will govern all questions pertaining to the validity and construction of this Limited Power of Attorney.


IN WITNESS WHEREOF, I have signed this Power of Attorney on August 14, 2017.




CAROLINE MULLINS, Principal

Witnesses:

The foregoing instrument was, on the day and year written above, signed by CAROLINE MULLINS, in our presence. We, in the presence of and at the request of CAROLINE MULLINS and in the presence of each other, have attested the same and have signed our names as attesting witnesses.



KEVIN CONKLIN, Witness



JOSEPH CASE, Witness

TRANSFER ON DEATH DESIGNATION AFFIDAVIT

TRANSFER ON DEATH DESIGNATION AFFIDAVIT

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

We, Linsey Mullins and Caroline Mullins, Husband and Wife, being first duly sworn according to law, depose and say that:

- 1. We are the owners of record of the following real estate:

Situated in the County of Franklin, in the State of Ohio and in the Township of Pleasant:

Being a part of George Evans Survey No. 3809, Virginia Military District: Beginning at a stone in the Georgesville Big Run Free Pike in the Northeast corner of James F. Cummins land; thence S. 85 deg. E. along said pike and the south line of Trapp's land 283 feet, plus or minus, to a point; thence S. 33 deg. 47' W. 370.3 feet to an iron pipe, passing an iron pipe at 23.8 feet; thence South 4 deg. 24' W. 755.2 feet to an iron pipe; thence North 85 deg. 03' W. along the North line of said Meier's land 553.8 feet, more or less to the center line of Darby Big Run, passing a stone on the west bank of said Run at 534 feet, plus or minus; thence up the center of said Run with the meanders thereof as follows: N. 16 deg. W. 321.42 feet; thence N. 11 deg. 15' E. 77.22 feet; thence N. 33 deg. 30' E. 96.36 feet; thence N. 75 deg. 30' E. 114.18 feet; thence N. 42 deg. 30' E. 211.86 feet; thence N. 25 deg. 0' E. 229.68 feet; thence N. 70 deg. 30' E. 180.18 feet; thence N. 17 deg. 30' 132.00 feet to the place of beginning and containing 11.7 acres, more or less.

Parcel No. 230-001547
Address: 6085 Grove City Road, Grove City, OH 43123
Prior reference: Instrument No. 201405200061968 of the Official Records of Franklin County, Ohio

- 2. Casandra Sue Mullins Adams is designated as transfer on death beneficiary for the property described in this affidavit. She shall not receive the property until both Linsey S. Mullins and Caroline S. Mullins have died. Accordingly, this affidavit shall have no effect upon the first to die between Linsey S. Mullins and Caroline S. Mullins. Isabella S. Adams is designated as contingent beneficiary.
- 3. This affidavit supersedes and replaces any and all prior transfer on death designations made by us either by deed, affidavit or otherwise as to the property described herein.

Further affiants sayeth naught.

Caroline Mullins
Caroline Mullins

Linsey Mullins
Linsey Mullins

Sworn to and subscribed before me this 7 day of December, 2015



Kacie D. Waugh, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Kacie D. Waugh
Notary Public

This instrument prepared by Clark & Waugh, LLP, Attorneys, 3083 Columbus Street, Grove City, Ohio 43123

LEGAL DESCRIPTION

Situated in the County of Franklin, in the State of Ohio and in the Township of Pleasant:

Being a part of George Evans Survey No. 3809, Virginia Military District: Beginning at a stone in the Georgesville Big Run Free Pike in the Northeast corner of James F. Cummins land; thence S. 85 deg. E. along said pike and the south line of Trapp's land 283 feet, plus or minus, to a point; thence S. 33 deg. 47' W. 370.3 feet to an iron pipe, passing an iron pipe at 23.8 feet; thence South 4 deg. 24' W. 755.2 feet to an iron pipe; thence North 85 deg. 03' W. along the North line of said Meier's land 553.8 feet, more or less to the center line of Darby Big Run, passing a stone on the west bank of said Run at 534 feet, plus or minus; thence up the center of said Run with the meanders thereof as follows: N. 16 deg. W. 321.42 feet; thence N. 11 deg. 15' E. 77.22 feet; thence N. 33 deg. 30' E. 96.36 feet; thence N. 75 deg. 30' E. 114.18 feet; thence N. 42 deg. 30' E. 211.86 feet; thence N. 25 deg. 0' E. 229.68 feet; thence N. 70 deg. 30' E. 180.18 feet; thence N. 17 deg. 30' 132.00 feet to the place of beginning and containing 11.7 acres, more or less.

Parcel No. 230-001547

Address: 6085 Grove City Road, Grove City, OH 43123

Prior reference: Instrument No. 201405200061968 of the Official Records of Franklin County, Ohio

ABOUT THE APPLICANTS

Linsey & Caroline Mullins, husband and wife, are owners of the subject 11.7-acre property at 6085 Grove City Road, reside on-site and have a long history maintaining the property as a family farm.

After they unexpectedly lost their daughter in October 2015, in December the owners executed a Transfer on Death Designation Affidavit granting the property to Casandra (Cassy) Mullins Adams, their granddaughter, upon their death.

On May 25, 2016, Cassy and her husband, Zachary (Zach) Adams purchased the adjoining 5.0-acre residential property at 6079 Grove City Road and currently reside there with their children, Grayson, Isabella, McKenzie and Abigail.

SUMMARY OF PROPOSED LAND USE

This rezoning proposal for 11.7 acres from “Rural” to “Select Commercial Planned District” is proposed to allow for occasional, limited business activities in and around the barn. Activities will be in the barn and surrounding areas, but limited to 3,000 square feet of retail space. The permanent physical modification to the property will be limited to driveway and parking improvements with proposed screening. The proposal will allow for up to one weekend barn sale each month and occasional special events with no more than one hundred (100) visitors, including vendors.

ABOUT THE SITE

The subject 11.7 acre property is located in Pleasant Township, Franklin County Parcel Number 230-001547. Being on the south side of Grove City Road and on the east bank of Hellbranch Run, a tributary to the Big Darby Watershed. Designated “Sunshine Acres” from the roadside farm sign, structures on the site are screened from view by extensive vegetation around the property boundaries.





There are a number of existing agricultural structures on the property with rural appeal, including the pictured barns, refurbished silo and livestock pens that make the property unique. The property is mostly fenced with three-board fencing and has access from its single-family driveway and a few gates that have been installed along the family-owned property to the east. The property contains housing and pasture for goats, chickens and ducks. Structures have been repurposed by the family and provide attractive venues for visitors. As the surrounding area has developed, the type of agricultural use of this property has evolved.



HISTORY OF BUSINESS GROWTH

Cassy Mullins Adams started Zassy's Treasures & Design with the help of her husband, Zach Adams, in May 2011. The business started with selling crafts on Etsy (an online store) and at local flea markets. Cassy worked with her grandmother to hold a Barn Sale at the farm in October 2012. Because of its popularity, they continued holding Barn Sales on the subject property semi-annually in June and October. In October 2015, the sale began including outside vendors with thirty (30) vendors, in events they termed "Zassy's Barn Sale & Vendor Market".

In March 2016, they opened a store front in downtown Grove City. After they purchased the additional property to the east in May 2016, they continued to hold the Zassy's Barn Sale and Vendor market through 2016 with access from the driveway to the north, which allowed for parking in the rear pasture. By October 2016 the number of vendors grew to eighty (80) per event. Due to limited demand for the store front retail shopping

opportunity and growing demand and popularity for the on-site events, they closed the storefront in January 2017 and with the plan and desire to hold more frequent events on the farm.



They began offering a monthly weekend event, “Zassy’s Monthly Barn Shop” in March 2017 and immediately received notice of zoning violation from Franklin County in regard to site modifications that were made by adding hard-surface parking in the riparian setback area. In an effort to offer better parking for more frequent on-site events and to address muddy conditions generated from rainy weather at the October 2016 event, parking was added along the adjoining driveway in February 2017. On-site events were suspended after receiving the letter from Franklin County to resolve concerns.

To allow for the business to continue "Zassy's Barn Sale & Vendor Market" was moved down the road to Circle S Farms at 9015 London Groveport Rd., Grove City, Ohio 43123 in June 2017. The event remained successful and grew slightly with over 100 vendors joining the market.

As a result of discussions with the Franklin County Planning Department, the parking area was reverted a grass lawn in July 2017 and the owners are seeking this zoning map amendment to provide for the terms of the ongoing business operations, which will be limited to 6085 Grove City Road and not include any activities on 6079 Grove City Road (next door).

DETAILS OF PROPOSED LAND USE

The “Zassy’s Barn Sale & Vendor Market” events, which generated concerns by neighbors, will continue to be held off-site and this application is to allow for continued operation of the “Zassy’s Monthly Barn Shop.”

The “Zassy’s Monthly Barn Shop” will average a few dozen customers at any time. This proposed land use will include Zassy’s Treasures or their successor as defined in the following list of permitted uses:

- Fruit & Vegetable Market (SIC 543) – Occasional sale of fruits and vegetables from on-site production.
- Miscellaneous Food Store (SIC 549) – Sale of prepackaged snacks and beverages at events.

- Apparel & Accessory Stores (SIC 56) – Marketing of vintage or hand-made clothing.
- Home Furniture and Furnishing Stores (SIC 571) – Marketing of home-made furniture.
- Eating Places (SIC 5812) – Food truck vendor(s) during events.
- Used Merchandise Store (SIC 593) – Marketing of antiques.
- Miscellaneous Shopping Goods Store (SIC 594) – Marketing of other vintage or craft products, including occasional marketing of third-party products.
- Florists (SIC 5992) – Marketing of hand-picked flowers.
- Catalogue & Mail Order Houses (SIC 5961) – Web-based marketing and shipping of products.
- Recreational Vehicles, Parks & Camp Sites (SIC 7033) – hosting camps during special events.
- Bands, Orchestra, Actors, & Other Entertainers, Entertainment Groups (SIC 7929) – Live entertainment during events. Display and marketing of art.

Additionally, inventory may be stored in the barn. The residence and agricultural uses (SIC 01-02) will be retained.

TYPES OF EVENTS & ACTIVITIES

On-site operations shall be classified as one of the following types of events and regulated by the following rules and regulations, which shall be considered stipulations of the Franklin County Zoning Regulations by approval of this Select Commercial Planned District Development Plan.

MONTHLY EVENTS – “ZASSY’S MONTHLY BARN SHOP”

1. Limited to twelve (12) three day events per year.
2. Typically held in third weekend of the month.
3. Limited to ten (10) vendors or 3,000 square feet of retail display area, whichever is less.
 - a. This includes area within the existing barn where product may be displayed for sale.
4. Parking Available = 32 spaces or one (1) parking space per 150 square feet of retail area and one (1) parking space per employee or vendor.
5. Hours limited to:
 - a. Friday – 5:00 p.m. to 9:00 p.m. (Open Sale)
 - b. Saturday/Sunday – 10:00 a.m. to 5:00 p.m. (Open Sale)

OCCASIONAL SPECIAL NON-RETAIL EVENTS

1. Limited types of special events – events shall be limited to the following types of activities.
 - a. Weddings
 - b. Group/graduation parties
 - c. Family/school reunions
 - d. Birthday parties
 - e. Corporate picnics
 - f. Camps (limited to tents only and a maximum of ten (10) tent sites, as defined and regulated by the Franklin County Health Department)
2. May be held 9:00 a.m. to 11:00 p.m., up to four (4) days per week (typically 2 to 4 hours per day) when the aforementioned sales are not occurring.
3. Invite only events, limited to one hundred (100) invited attendees, including vendors.
4. Signage shall be limited to a five foot (5') by eight foot (8') temporary sign at the road, but outside of the road right-of-way, to not obstruct visibility.

GENERAL BUSINESS RULES

The following rules shall be distributed and enforced to all vendors:

1. Vendor businesses must be permitted in the Suburban Office, Neighborhood Commercial, Community Commercial, Community Service, Restricted Industrial and Limited Industrial Zoning Districts of the Franklin County Zoning Resolution.
2. Vendors can only operate during the permitted hours of operation.
3. Any vendor identification or advertising signs shall be limited to 2' x 4' and posted under the roofline of their tents or displays.
4. Product sales shall be limited to the area of their permit (e.g. 100 square feet = 10' by 10')
5. No generators are permitted.
6. Event sounds may not be clearly audible at property lines. A clearly audible sound is any sound for which the information content is unambiguously communicated to the listener, such as, but not limited to, understandable speech, comprehension of whether a voice is raised or normal, repetitive bass sounds, or comprehension of musical rhythms, without the aid of any listening device. A recording device may be used in the enforcement of this limitation to capture the clearly audible noise.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

This project is compliant with the comprehensive plan, is not detrimental to public health or safety and advances the general welfare of the community.



The use is compliant with surrounding land uses, which includes single-family residential homes on large lots, various on-site sales, including firewood being marketed in the above picture. There is substantial wooded lands along the adjacent creek. A Franklin County maintenance and storage lot is located adjacent to the north and is partially pictured below from the entrance gate.



The following includes relevant portions of the New Development Checklist from the Pleasant Township Comprehensive Plan and represents the applicant's response to its evaluation criteria.

| ALL NEW DEVELOPMENTS | YES | NO | N/A | NOTES |
|--|-----|----|-----|---|
| PROPOSED LAND USE MATCHES FUTURE LAND USE MAP | X | | | Conservation Development (50% Open Space) & Stream Buffer. |
| DEVELOPMENT IS SETBACK FROM ENVIRONMENTALLY SENSITIVE AREAS | X | | | The only proposed improvements within the riparian setback area are to provide adequate access for visitors' public safety. No development is proposed within the floodplain. |
| LOW IMPACT DEVELOPMENT TECHNIQUES ARE USED | X | | | No trees or vegetation will be removed with the proposed construction. The applicant wishes to maintain a gravel surface on the driveway to limit any potential increase in storm water run-off. |
| SIDEWALKS INDICATED FOR PRIORITY AREAS | | | X | There are no priority areas on-site. |
| APPROPRIATE RIGHT-OF-WAY FOR BICYCLES | | | X | The applicant would be willing to provide additional right-of-way for such amenities, but such would likely be more appropriate on the north side of Grove City Road where there is public ownership. |
| DEVELOPMENT PRESERVES AGRICULTURAL USES | X | | | This proposal is intended to showcase the rural nature and active agricultural activities on-site and in the immediate area. |
| COMMERCIAL DEVELOPMENT | YES | NO | N/A | NOTES |
| BUILDING IS ORIENTED TOWARD THE ROAD | X | | | The existing buildings on this site are oriented toward the road. There are no new buildings proposed. |
| BUILDING IS ARCHITECTURALLY COMPATIBLE WITH SURROUNDING USES | X | | | The plan is to retain the existing barn which has substantial rural character and is architecturally compatible with surrounding uses. No are no new buildings proposed. |
| SUFFICIENT LANDSCAPING IS PRESENT | X | | | There is significant vegetation along the creek and property lines. The applicant is proposing additional landscape screening along their eastern property line where adjoining residents are more likely to have a view of the planned activities. |
| PARKING IS ORIENTED TO THE SIDE AND REAR OF THE BUILDING | X | | | All parking is proposed to the rear of the existing residence and the barn that will be used for the barn sales and special events. |

COMPATIBILITY WITH THE BIG DARBY ACCORD PLAN

The Big Darby Accord Plan was developed to provide a proactive approach to managing development and ensuring the protection and improvement of water quality and aquatic habitat in the Big Darby Creek watershed. The Plan provides guidance for how and which land should be developed, preserved, and protected. The Plan, similar to a comprehensive plan, provides land use and policy guidance for changes in land use over time. The following is a response to the checklist items outlined in Appendix D of the plan. Additional details are provided Appendix B (page 40).

| LOCATION | (REQUESTED) ZONING | USE(S) | ACREAGE | SQ. FT. OR NUMBER OF UNITS |
|--|--------------------|---------------------------|------------|----------------------------|
| 6085 Grove City Road, Grove City, OH 43123 | SCPD | Barn Sale, Special Events | 11.7 acres | N/A |

| PROPOSED DENSITY | PERMITTED DENSITY | OPEN SPACE REQUIRED | PUBLIC PARKLAND PROVIDED | PUBLIC PARKLAND REQUIRED |
|------------------|-------------------|---------------------|--------------------------|--------------------------|
| N/A | N/A | N/A | N/A | N/A |

| WATER QUALITY / CONSERVATION | YES | NO | DETAILS / COMMENTS |
|---|-----|----|--|
| INCORPORATE BMPs IN SITE PLAN TO ACHIEVE TMDL REQUIREMENTS | | X | THE APPLICANT IS REQUESTING ALL DRIVEWAYS WITHIN THE RIPARIAN SETBACK AREA BE MAINTAINED AS POROUS PAVEMENT & VEGETATION BUFFERING THE STREAM BE MAINTAINED "AS IS" TO ENSURE STORMWATER FILTRATION OF ANY CURRENT OR FUTURE STORMWATER RUN-OFF. |
| PROTECTS TIER 1 LAND | X | | THIS SITE APPEARS TO BE LABELED AS "TIER 1 LAND" IN THE BIG DARBY ACCORD PLAN. THIS REZONING WILL ENSURE THE ABILITY TO MAINTAIN THIS PROPERTY AS A LARGE LOT SMALL-SCALE FARM AND THEREFORE PROTECTING IT FROM DEVELOPMENT. |
| PROTECTS TIER 2 LAND | | X | N/A |
| PROTECTS TIER 3 LAND | | X | N/A |
| PROTECTS STREAM CORRIDOR PROTECTION ZONE | | X | THIS REZONING ALLOWS FOR PRESERVATION OF THE STREAM CORRIDOR WITH LIMITED DEVELOPMENT. |
| INCORPORATES STREAM RESTORATION | | X | N/A |
| INCORPORATES SITE MONITORING OF WATER QUALITY | | X | N/A |
| PROVIDES OPEN SPACE THAT LINKS WITH ADJACENT OPEN SPACE AREAS | X | | THIS PRIVATELY OWNED OPEN SPACE ALONG THE STREAM HELPS MAINTAIN A CRITICAL STREAM CORRIDOR AND VALUED GREENWAY. |
| INCORPORATES PERMANENT EASEMENTS TO PROTECT OPEN SPACE | X | | APPROVAL OF THIS SCPD ZONING PLAN WILL CREATE A LIMITATION ON THE MAJORITY OF THIS 11.7 ACRE PROERTY TO BE MAINTAINED AS OPEN SPACE. |
| MEETS SEWAGE SYSTEM REQUIREMENTS | X | | THE INSTALLED SEPTIC TREATMENT SYSTEM WILL BE MAINTAINED FOR THE SINGLE-FAMILY HOME ONLY. PORTABLE RESTROOMS, LOCATED BY THE PARKING LOT OUTSIDE OF THE RIPARIAN SETBACK AREA, WILL BE UTILIZED FOR EVENTS AND SERVICED REGULARLY. |
| PROVIDES NECESSARY PERFORMANCE BOND FOR MONITORING AND OPEN SPACE AREAS | | X | N/A |

| DEVELOPMENT | YES | NO | DETAILS / COMMENTS |
|---|-----|----|---|
| INCORPORATES PRINCIPLES OF CONSERVATION DEVELOPMENT | X | | WELL OVER 50% OF THIS SITE WILL BE MAINTAINED AS OPEN SPACE AND NOT INCORPORATED INTO THE PROPOSED COMMERCIAL ACTIVITY. |
| INCORPORATES PRINCIPLES OF TOWN CENTER DEVELOPMENT | | X | N/A |
| INCORPORATES PRINCIPLES OF LEED ND | | X | N/A |
| LAND USE IS CONSISTENT WITH DARBY ACCORD PLAN | X | | THIS APPLICATION APPEARS TO BE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE DARBY ACCORD PLAN. |
| INCORPORATES REQUIRED PUBLIC FACILITIES | | X | N/A |
| PROVIDES TRAIL LINKAGES | | X | N/A |
| PROVIDES REVENUE TOWARD ACHIEVING THE DARBY ACCORD PLAN | X | | THIS USE WILL GENERATE SALES AND PROPERTY TAX INCREASES THAT CAN ASSIST WITH IMPLEMENTING PLAN GOALS. |
| PROVIDES REQUIRED TRANSPORTATION IMPROVEMENTS | | X | N/A |

REVIEW OF FRANKLIN COUNTY ZONING REGULATIONS

The following is a review of the relevant zoning regulations.

SECTION 5.10 - (SCPD) SELECT COMMERCIAL PLANNED DISTRICT (SECTION 420)

The Select Commercial Planned District is intended to provide a flexible approach to commercial developments in unincorporated Franklin County. Non-residential development of a specified type, character and mix may be suitable with proper controls, using the SCPD as a transitional zoning district.

The Select Commercial Planned District is intended to provide controls necessary to ensure compatibility between the select commercial area with the surrounding environment. Performance criteria are included.

The proposal is in keeping with the purpose of the requested Zoning District.

SECTION 420.02 – SELECT COMMERCIAL PLANNED DISTRICT (SCPD) – PERMITTED USE

Land and buildings within the SELECT COMMERCIAL PLANNED DISTRICT shall be used only for those selected uses identified by an applicant for zoning plan amendment and found within the Suburban Office, Neighborhood Commercial, Community Commercial, Community Service, Restricted Industrial and Limited Industrial Zoning Districts. Proposed uses shall be enumerated in the application as being appropriate to provide compatibility with the neighborhood and community character and for compliance with the Comprehensive Plan. All permitted uses shall be approved by the Board of Franklin County Commissioners as a part of the Development Plan required (Section 420.034) for the subject tract. Said permitted uses shall run with the land as long as the SCPD zoning as approved remains in effect.

The proposed use will be compliant.

420.03 – PROCEDURE

The following procedure shall be followed in placing land in the SELECT COMMERCIAL PLANNED DISTRICT.

420.031 – SUBMISSION OF APPLICATION

The owner or owners of a tract or tracts of land of any size may request that the Zoning District Map be amended to include such tract or tracts in the SELECT COMMERCIAL PLANNED DISTRICT in accordance with the provisions of ARTICLE VII.

The current owners have signed the included Power of Attorney, authorizing the applicants to submit and represent this application on their behalf.

420.032 – DEVELOPMENT STANDARDS

The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033, Performance Standards. A compliance waiver for any Development Standard may be granted as a part of the Development Plan if approved by the Board of Franklin County Commissioners.

The proposed use will be compliant, as specified herein.

There is a divergence requested from §531.041(3) of the Franklin County Zoning Regulation pertaining to drive material and design requirements for Commercial and Industrial Uses. The Zoning Resolution stipulates, “An access drive shall be surfaced with a sealed surface and constructed to provide adequate drainage of the area.” The applicant is requesting to retain gravel surface for the driveway and asphalt millings for the parking surface. The gravel will allow for reduced storm water runoff and the asphalt millings will allow for recycling materials that are already onsite.

There is a divergence request from §420.038(#4) of the Franklin County Zoning Regulation pertaining to a required stamp by a registered Landscape Architect on the landscaping plan. Due to the minimal nature of the proposed landscaping, this requirement does not appear to be necessary.

420.033 – PERFORMANCE STANDARDS

Applications for SELECT COMMERCIAL PLANNED DISTRICT shall meet the following requirements. The Development Plan (SECTION 420.034) and the Detailed Site Plan, (SECTION 420.037) will be reviewed to determine whether the following performance criteria have been addressed and satisfied. Unless otherwise indicated, information required by the Performance Standard criteria shall be submitted in conjunction with Development Plan submission. A compliance waiver for any Performance Standard may be granted as part of the Development Plan if approved by the Board of Franklin County Commissioners.

The applicant agrees to submit to the requirements specified in this application and in the approval process.

420.034 – DEVELOPMENT PLAN

A Development Plan at a scale of at least 1"=50' shall be prepared and sealed by either a registered architect, registered engineer, or a registered landscape architect to satisfy Development Plan requirements. Five (5) copies of a Development Plan shall be submitted with the application to amend the zoning district map. Such Development Plan shall demonstrate engineering and project feasibility, shall be in map form with accompanying text as appropriate, and shall address the following:

- 1) Permitted Uses - Selected uses in accordance with Section 420.02 to be permitted within the SELECT COMMERCIAL PLANNED DISTRICT shall be specified by area or specific building location as a part of the Development Plan submission. The Development Plan may state specific individual uses by area or structure in order to accomplish the desired compatibility with the surrounding environment.

The proposed vendor and event area is specified on the development plan. Vendors shall primarily be retail.

- 2) Site Map - A survey map of the boundary of the area being requested for zoning map amendment shall depict existing roads, streets and easements within the subject tract as well as the proposed location and approximate size of all structures and ancillary uses. Offsite contour and easement locations shall be provided where necessary to determine special off-site circumstances as they relate to the development, or off-site features affected by the development.

See included development plan.

- 3) Vegetation - Significant strands of existing vegetation are to be depicted.

See included development plan.

- 4) Soils - Soil types found on the subject tract are to be submitted based upon the Franklin County Soil Survey.

See included development plan.

- 5) Traffic - Each Development Plan shall be accompanied by an analysis of traffic conditions which can be expected to result from the proposed development. The analysis shall estimate the Average Daily Traffic (ADT), the peak hour(s) of traffic, and distribution of the same to the existing and proposed street system, together with an analysis of street improvements necessary to accommodate the additional traffic. The applicant shall state and document assumptions made regarding the projected traffic figures. Standard techniques and references shall be utilized. The following references, or other references which may be acceptable to the Board of County Commissioners, shall be used:
 - a) Highway Capacity Manual (Special Report #209, 1994, National Academy of Sciences).
 - b) "Trip Generation": Institute of Traffic Engineers, (Current Edition). Traffic analysis shall be based on existing off-site conditions and known plans for the development of offsite areas.

Traffic expected to be generated by the proposed development shall not cause any tributary street or highway facility to operate below a level of service "C", as defined in the current edition of the "Highway Capacity Manual" (see above reference).

The expected traffic will be limited to the available parking and a traffic generation study is being completed and will be submitted to the Franklin County Engineer's Office by September 1st, 2017. The monthly and special events are expected to generate less than 100 trips per day and less than 50 trips per peak hour. When parking is full, additional visitors will be directed to turn around on-site and exit and return at a later time by a parking attendant at the entrance.

- 6) Access - Whenever multiple structures to be located in SCPD are located on a collector street or arterial street, as defined by the Franklin County Thoroughfare Plan, access onto the collector or arterial shall be via interior local streets or marginal access (frontage) roads. All uses within the SCPD shall derive their access from the interior streets within the SCPD, unless specific exemptions are made as a part of the approved Development Plan.

The proposed use will take access from the existing driveway at 6085 Grove City Road, which will be improved with an asphalt approach and at least twenty (20) feet of additional road right-of-way (50 feet from centerline of road) will be dedicated to comply with the Franklin County Engineer's standards.

- 7) Parking - Off-street parking, loading and service areas shall be provided in accordance with SECTION 531, ARTICLE V. These areas shall be arranged for an internal traffic circulation pattern adapted to the site and structural arrangement set forth in the Development Plan.

All open off-street parking areas consisting of five (5) or more parking spaces or one thousand (1000) square feet or more shall be screened from abutting residential uses. Curb barriers a minimum of five (5) feet from the property line shall be provided. Grass, plantings or other acceptable surface material shall be provided for all areas bordering the parking area. When large parking areas are planned, landscaped islands or medians shall be utilized to lessen negative visual impact and direct traffic flow.

Whenever a parking lot or access drive is located adjacent to a residential area, screening shall be designed to prevent vehicle lights from shining directly onto the residential property.

Existing vegetation will be retained to ensure that the property maintains or exceeds compliance with this standard.

- 8) Storm Water Drainage - A preliminary drainage plan, showing topographical contours in two (2) foot intervals, and general locations of existing and proposed improvements. Drainage and runoff from the proposed development shall not cause property damage. All drainage improvements shall be designed in conformance with the requirements of the Franklin County Subdivision Regulations.

There is minimal change proposed to impervious surfaces and due to proximity to the storm water outlet, there is no expected increase in off-site runoff.

- 9) Sewage Disposal and Water Supply - Information regarding sewage disposal and water supply techniques to be utilized will be provided in the application for the proposed SCPD, together with letters of approval from the pertinent local, state and, if applicable, private agencies. The letters shall be submitted with the Development Plan.

Attendees will utilize temporary/portable restroom facilities next to the parking lot during events that are serviced daily.

- 10) Architectural Design - The Development Plan shall indicate general exterior design, building elevations and potential materials. All buildings shall be constructed with materials compatible with the surrounding environment. All buildings shall be constructed with material consistent with the design character for each building on all sides.

All private deed restrictions pertaining to design character and location of buildings shall be included in the Development Plan:

- a) Building Density - No parcel or lot shall have constructed thereon any building(s) which shall have a ground level floor density of greater than thirty-five percent (35%) of the lot or parcel upon which said building(s) is or are constructed.
- b) Building Height - Shall not exceed twenty-five (25) feet unless otherwise indicated and approved as a part of the Development Plan as appropriate to the specific site and neighborhood character.

The applicant agrees to maintain the existing structures as they exist today. All vendors may bring temporary tents to provide shelter for their products/displays.

- 11) Outside Storage - Outside storage shall be permitted only as a part of an approved development plan within an SCPD. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the parcel or lot so as to render any portion of the property unsanitary, unsightly or detrimental to the public health, safety or welfare.

The proposed use will be compliant. No outside storage is proposed.

- 12) Utilities and Facilities - All utilities shall be placed underground. All below ground storage facilities not under the ground floor of structures must be illustrated on the Development Plan.

The proposed use is compliant, except for the existing overhead power lines that will be buried within twelve (12) months of zoning approval.

- 13) Pollution -
- a) Smoke - No smoke from an industrial or commercial process shall be emitted from any structure in the SCPD.
- b) Odor - No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary.
- c) Noise - No commercial, service or industrial use shall emit noise greater than sixty (60) decibels at the lot line.

The proposed use will be compliant.

- 14) Graphics - The Development Plan shall specify the signage concept indicating the general locations and size of all exterior signs and the relationship of signs to overall architectural design of the development. No sign located within the SCPD shall advertise off-premise activity. All signs shall meet the applicable provisions of SECTION 541 as well as the following:
- a) Wall Signs - Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. Signs for individual businesses may be no greater than ten percent (10%) of the area below the roof of the exterior surface of the wall to which they are attached.
 - b) Free Standing Signs - Except site identification signs or traffic control signs, all shall be directory in nature. There can be no more than one (1) free standing sign for each building on a lot other than traffic control signs. The total size of a free standing sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Free-standing signs shall be no more than twenty (20) feet in height, unless otherwise approved as a part of the Development Plan.
 - c) Development Area Identification Sign - One (1) development area identification sign shall be permitted within the SCPD as a part of the Development Plan submission. More than one (1) development area identification sign may be approved based upon information submitted as a part of the Development Plan submission verifying the need for same.
Total maximum area permitted for one (1) development area identification sign shall not exceed the following:
 - i) One (1) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the first fifty (50) feet.
 - ii) One-half (1/2) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the second fifty (50) feet.
 - iii) One-fourth (1/4) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way exceeding one hundred (100) feet.
 - iv) No development area identification sign shall exceed one hundred (100) square feet in area unless otherwise indicated and approved as a part of the Development Plan as being appropriate to the specific site and neighborhood character.
 - d) Temporary real estate for sale or for lease signs shall not exceed fifty (50) square feet in total area.
 - e) A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Permitted illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign.
 - f) All private deed restrictions pertaining to signs shall be included as part of the Development Plan.

The proposed use will be compliant.

Individual tenants will be limited to two foot (2') by four foot (4') identification signs on their tents.

Event signage shall be limited to a five foot (5') by eight foot (8') banner, displayed at the road outside of the road right-of-way., such as the following example.



- 15) Lighting - The Development Plan must indicate the types of lamps and lighting fixtures as well as and the height of lighting fixtures to be used and the relationship of lighting fixtures to overall architectural design of the development:
- a) Light sources outside the public right-of-way shall be located and arranged to provide good visibility and reflect the light away from adjacent residential properties or any streets.
 - b) Street lights shall be installed by the developer or by petition to the Township on all interior streets dedicated as public rights-of-way unless otherwise exempted by the Board of County Commissioners.
 - c) All private deed restrictions pertaining to lighting shall be included in the Development Plan.

Lighting will be limited to low-wattage decorative lighting, typical of a single-family residence or agricultural property.

- 16) Screening and Landscaping Plan - Screening shall consist of earth mounding, plantings, fencing, or a combination of the same. The SELECT COMMERCIAL PLANNED DISTRICT requires the submission of a separate plan which incorporates screening and landscaping proposals:
- a) A general screening and landscaping plan meeting the following requirements shall be prepared and submitted as a part of the Development Plan. For purposes of Development Plan submission, the screening concept proposed to meet the requirements of this Section shall be submitted in sketch and text form.
 - i) Fencing - Fencing utilized in providing screening shall be architecturally appealing and shall be incorporated into the overall architectural design concept.
 - ii) Abutting Residential Areas - Whenever a proposed SCPD abuts a residential area, screening shall be provided along the entire area of abutment in a manner that is aesthetically pleasing and effectively screens the residential areas from the proposed select commercial activities.
 - iii) Plantings - When mounding is utilized in conjunction with plantings, the plant materials shall be of a size and species suitable which together will produce a minimum six (6) foot high screen within a two (2) year period. When plant material without mounding is utilized, the plant materials shall be a minimum five (5) feet in height when planted and be of such species that will produce a dense six (6) foot visual screen within a two (2) year period. All screen plantings shall be maintained permanently, and any plant material which does not survive shall be replaced within one (1) year with material meeting the specifications of the original planting. Maintenance responsibilities for the screen plantings shall be addressed in the Development Plan.
 - iv) Minimum Opacity - All screens must provide a minimum opaqueness of sixty percent (60%) or more.
 - v) Landscaping - Landscaping shall mean the improvement of the natural beauty of the land by grading, clearing and decorative planting or grass to create a pleasant and functional environment. Landscaping of a lot shall be installed within six (6) months after the month in which the building is completed. Any portion of a lot upon which a building or parking area is not to be constructed per the Development Plan shall be landscaped. For every ten (10) parking spaces on an individual lot, the owner shall be required to place at least one (1) tree (3" caliper or larger) in such a manner as to be spaced and placed in or among the parking rows. Such trees shall be in addition to any screening requirements contained herein and all replacement material shall meet the specifications of the original planting. All shrubs, trees, grass, ground covers, and plantings of every kind or type, shall be well-maintained, properly cultivated and free from trash and other unsightly material and/or debris.

- b) Exceptions to screening requirements may be made where:
- i) Existing topographical or vegetative characteristics provide the necessary screening effect, or
 - ii) Where existing topographical conditions make it difficult to adequately screen the proposed use from adjacent properties. When the use cannot be adequately screened due to elevation differences between adjacent properties and the proposed site, the proposed design should minimize negative visual impact.

The proposed use will preserve all existing vegetation, with the exception of three (3) small trees that will be replaced or replanted when the parking lot is installed. Additionally, a row of pine trees and fencing is proposed between the proposed parking/use as depicted on the development plan. The applicant agrees to not remove existing vegetation, with the exception of trees that are dead or dying. Any trees that may be removed by accident or natural occurrence, shall be replaced by trees, at a minimum three-inch (3") caliber and that can provide similar screening at maturity.

- 17) Any additional information necessary to demonstrate compliance with Section 420.033, Performance Standards.

The applicant is willing to provide additional reasonably available information, as requested.

420.035 – EFFECT OF APPROVAL

The Development Plan as approved by the Franklin County Commissioners shall constitute an amendment to the Franklin County Zoning Map as it applies to the land included in the approved amendment. Detailed Site Plan approval is assured based on good faith compliance with the approved Development SCPD Plan.

The approval shall be for a period of two (2) years to allow for the submission of a Zoning Compliance in accordance with Section 705.02, Article VII for the first phase, submitted in accordance with the subdivision regulations for Franklin County, Ohio. Unless the required zoning compliance is properly submitted and approved within the two (2) year period, the approval shall be voided and the land shall revert to its last previous zoning district, unless an application for time extension is submitted and approved in accordance with Section 420.036.

The applicant will begin events upon the effective date of this development plan. Because no subdivision of land is proposed, the applicant requests the ability to waive the platting requirement.

Proposed Screening will be installed in the Spring of 2018.

The entrance widening will occur prior to the Fall of 2018. An extra parking attendant will be utilized to direct traffic until this improvement is complete.

The drive extension and parking area will be improved within the next two (2) years, prior to the Fall of 2019. No barn sales or special events will be held when conditions are muddy, until this improvement is complete.

420.036 – EXTENSION OF TIME OR MODIFICATION

An extension of the time limit or the modification of the approved Development Plan may be approved by the Board of County Commissioners. Such approval shall be given upon a finding of the purpose and necessity for such extension or modification and evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension or modification is not in conflict with the general health, safety and welfare of the public or the development standards of the SELECT COMMERCIAL PLANNED DISTRICT. Normal public notification procedures of the Franklin County Rural Zoning Commission shall be followed prior to approving any modification to a previously approved Development Plan.

No such request is being made at this time.

420.037 – DETAILED SITE PLAN REQUIRED

Following zoning map amendment approval by the Board of County Commissioners and prior to submitting an application for a building permit or zoning compliance in accordance with Section 705.02, Article V, a Detailed Site Plan shall be submitted to the Franklin County Development Department for approval. The Detailed Site Plan shall conform to the Franklin County Subdivision Regulations for design and construction of improvements. The Detailed Site Plan shall constitute the applicant's final proposal which illustrates compliance with the previously approved Development Plan, intended uses and required Performance Standards.

The included development plan shall comply with this requirement.

420.038 – DETAILED SITE PLAN REQUIREMENTS

- 1) A plan illustrating the location and design of all proposed structures as they relate to the Development Plan. The Franklin County Development Department may require the submission of additional information or documentation, which it may find necessary or appropriate to permit full consideration of the Detailed Site Plan and its relationship to required Performance Standards.

The plan is compliant.

- 2) Architectural renderings shall illustrate exterior design and construction, as well as the interior layout.

The plan is compliant.

- 3) Any sign proposed shall be constructed with durable materials and shall conform to the overall design concept proposed and be compatible with the surrounding uses and environment. The Detailed Site Plan shall illustrate sign materials and composition. Information including location, size, height, lighting and landscaping shall be submitted as a part of the Detailed Site Plan.

The plan is compliant.

- 4) A Screening and Landscaping Plan shall be prepared and sealed by a registered landscape architect. Five (5) copies of a Screening and Landscaping Plan shall be submitted in map form with accompanying text as

appropriate. The Detailed Site Plan shall show the placement, species and size, of all plant materials, and the placement, size, composition and type of fencing or other materials proposed.

A plan has been submitted highlighting the proposed landscaping and a divergence is requested from the requirement for a registered landscape architect's signature because of the minimal nature of improvements.

420.039 – DETAILED SITE PLAN, BASIS OF APPROVAL

The basis for approving a SELECT COMMERCIAL PLANNED DISTRICT Detailed Site Plan shall be:

- 1.) The Franklin County Development Department finds the Detailed Site Plan information submitted under Section 420.037 to be in compliance with the Development Plan (Section 420.034) previously approved by the Board of Franklin County Commissioners.
 - a. The Board of Franklin County Commissioners authorizes the Franklin County Development Department to review the Detailed Site Plan and approve it based on compliance with the Development Plan and the requirements of the SCPD zoning district. If the Franklin County Development Department and the applicant are unable to reach agreement on the content of the Detailed Site Plan and its applicability to the approved Development Plan, the issue shall be resolved at a scheduled public hearing of the Board of Franklin County Commissioners. Normal public notification procedures of the Franklin County Rural Zoning Commission shall be followed.

The plan is compliant.

DEVELOPMENT PLAN

The following plan set is included and is to be considered a part of this application.

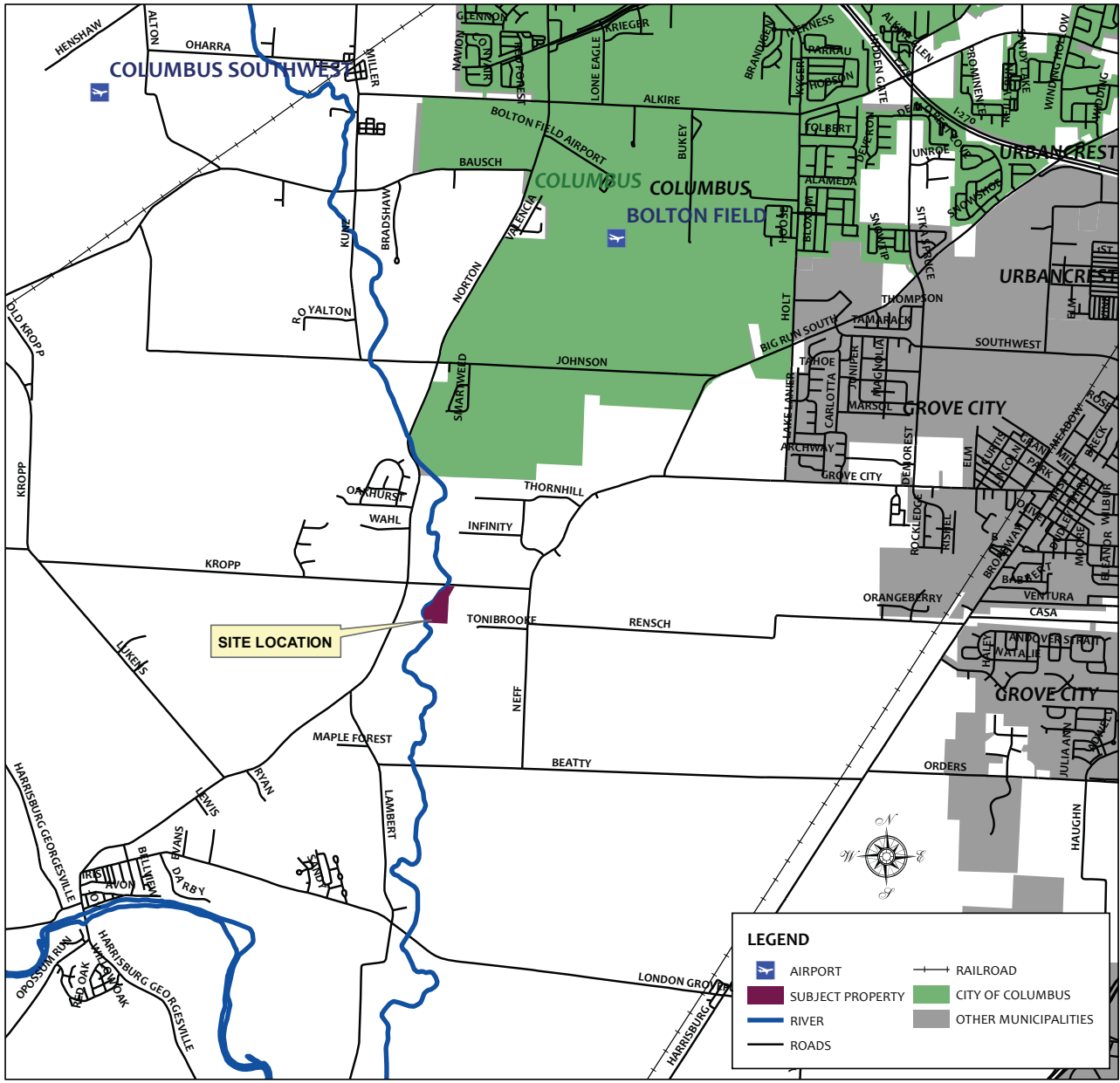
PAGE 34 – COVER WITH LOCATION MAP

PLAN 35 – AERIAL PHOTOGRAPH

PAGE 36 – EXISTING CONDITIONS MAP

PAGE 37 – IMPROVEMENT PLAN

PAGE 38 – LANDSCAPING / SCREENING PLAN



PROPERTY INFORMATION

OWNER: LINSEY & CAROLINE MULLINS
 ADDRESS: 6085 GROVE CITY ROAD, GROVE CITY, OHIO 43123
 JURISDICTION: PLEASANT TOWNSHIP, FRANKLIN COUNTY, OHIO
 PARCEL NUMBER: 280-001547-00
 CURRENT ZONING: RURAL "R" DISTRICT
 CURRENT USE: SINGLE-FAMILY RESIDENCE & AGRICULTURE
 PROPOSED ZONING: SPECIAL COMMERCIAL PLANNED "SCPD" DISTRICT
 PROPOSED USE: RESIDENCE, AGRICULTURE, BARN SALES & SPECIAL EVENTS
 PROPERTY AREA: 11.7 ACRES
 NEAREST INTERSECTION: NORTON ROAD IS 1,105 FEET TO THE WEST

SURROUNDING LAND USES & ZONING

THE SURROUNDING AREA IS CHARACTERIZED BY LOW-DENSITY RESIDENTIAL AND AGRICULTURAL USES ZONED RURAL, WITH THE EXCEPTION OF SUBURBAN RESIDENTIAL TO THE EAST.

PROJECT CONTACT INFORMATION

APPLICANT: CASANDRA & ZACHARY ADAMS
 6079 GROVE CITY ROAD, GROVE CITY, OHIO 43123
 614-499-3449
 ATTORNEY: RYAN CONKLIN, ESQ., WRIGHT & MOORE
 92 N. SANDUSKY STREET, SUITE 300, DELAWARE, OHIO 43015
 740-990-0750
 SITE ENGINEER: NICK ELMASIAN, P.S., S.I.,
 ELMASIAN ENGINEERING
 P.O. BOX 3252, DUBLIN, OHIO 43016
 614-327-2008
 SITE PLANNER: JOE CLASE, AICP, PLAN 4 LAND, LLC
 P.O. BOX 167, RADNOR, OHIO 43066
 614-512-0182

ENGINEERING CERTIFICATION

I HEREBY BELIEVE THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

Nick Elmasian
 NICK ELMASIAN, P.E., S.I. 8/14/2017
 DATE



WWW.PLAN4LAND.NET



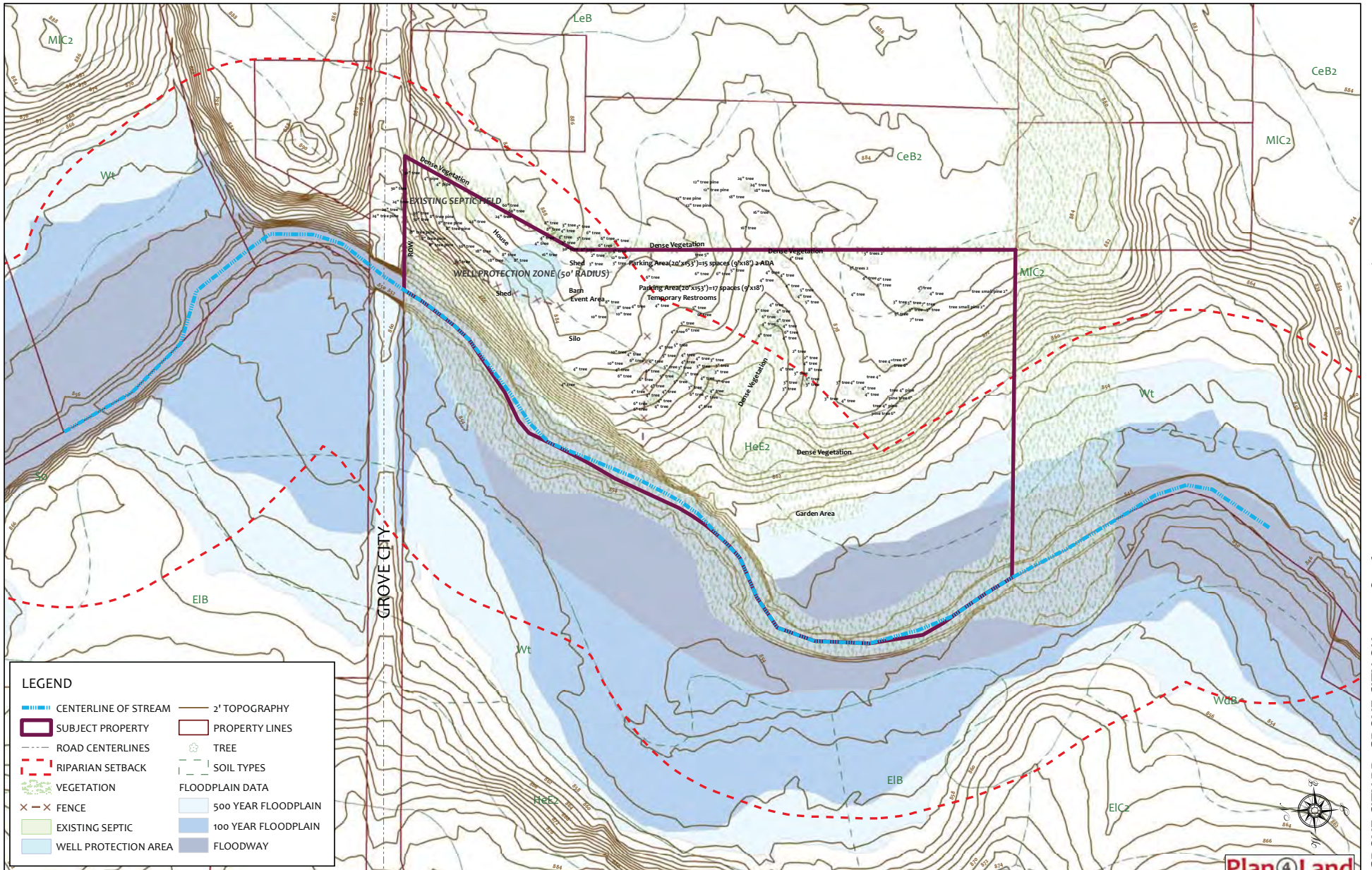
Date: 8/14/2017
 1 inch = 3,000 feet

DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by the Franklin County Auditor's Office. Survey was based on April 17, 2017 plat map prepared by Matthe L. Cambell (Reg No. 8546). Always call the Ohio Utility Protection Service (OUPS) at 811 before digging, as additional utilities may exist on-site that were not marked on the survey.



Date: 8/14/2017
1 inch = 100 feet

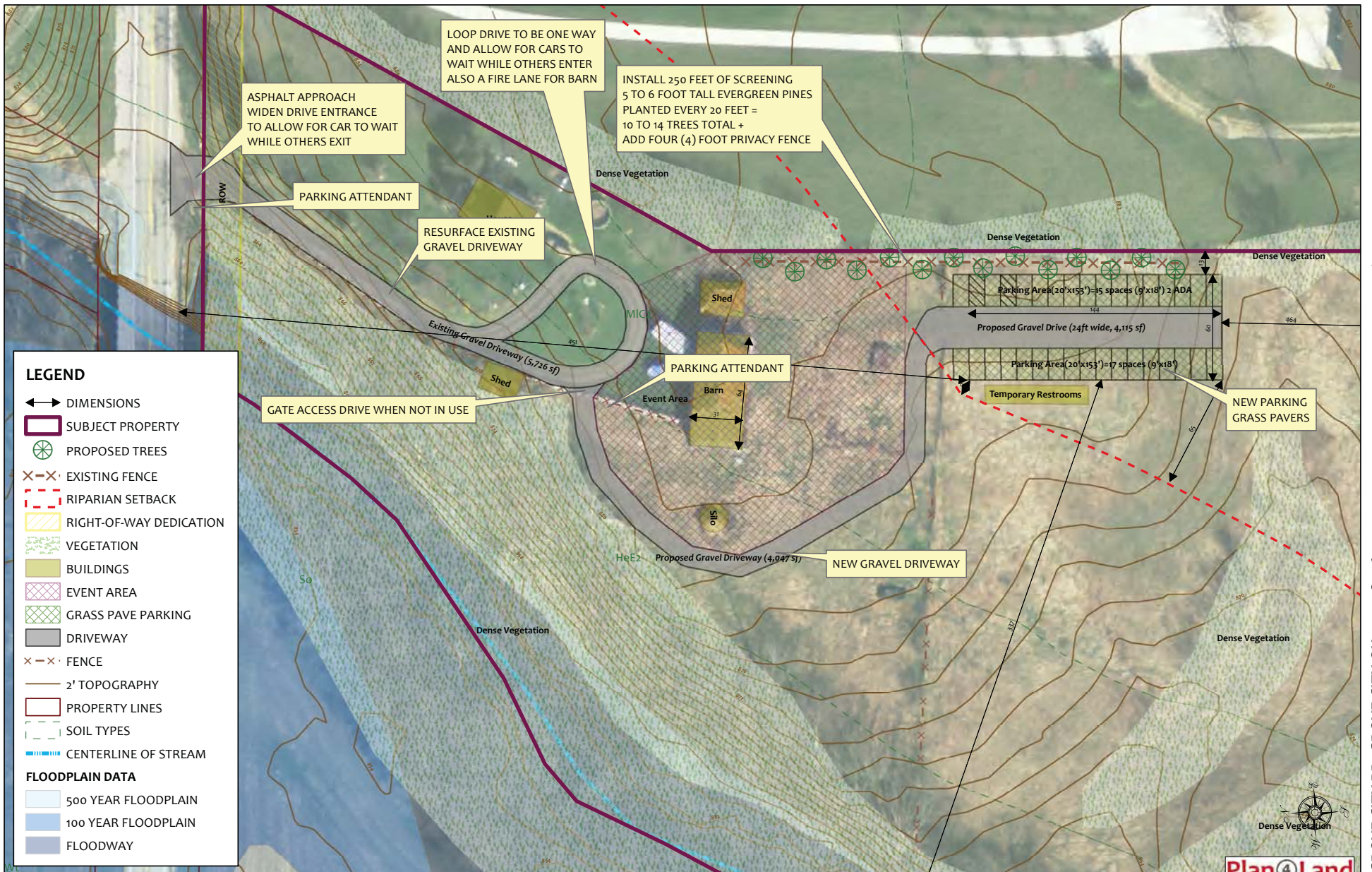
DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by the Franklin County Auditor's Office. Survey was based on April 17, 2017 plat map prepared by Mattheil L. Cambell (Reg No. 8546). Always call the Ohio Utility Protection Service (OUPS) at 811 before digging, as additional utilities may exist on-site that were not marked on the survey.



Date: 8/28/2017
 1 inch = 150 feet

DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by the Franklin County Auditor's Office. Survey was based on April 17, 2017 plat map prepared by Mattheil L. Cambell (Reg No. 8546). Always call the Ohio Utility Protection Service (OUPS) at 811 before digging, as additional utilities may exist on-site that were not marked on the survey.

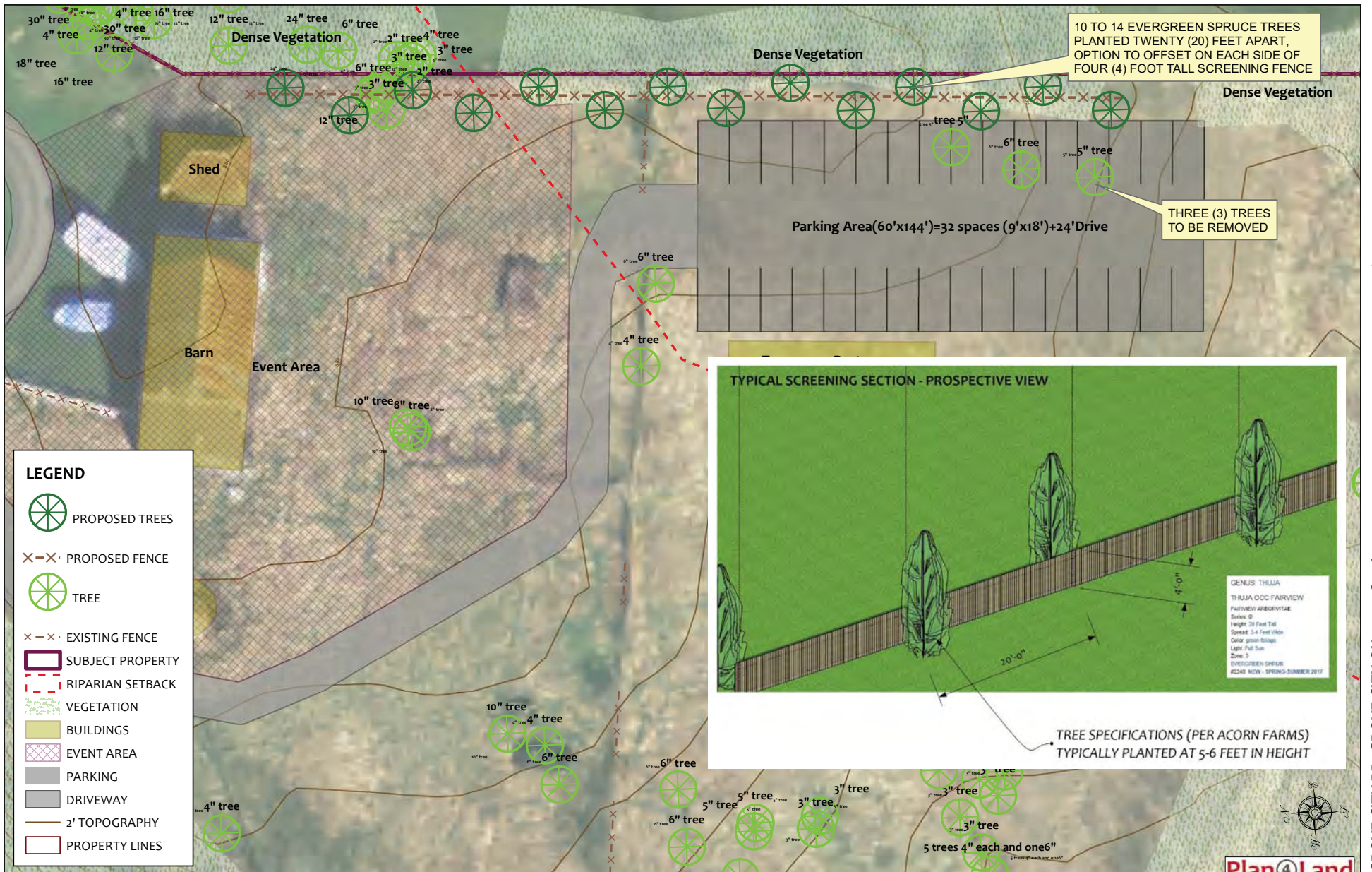




Date: 8/28/2017
 1 inch = 50 feet

DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by the Franklin County Auditor's Office. Survey was based on April 17, 2017 plat map prepared by Mattheil L. Cambell (Reg No. 8546). Always call the Ohio Utility Protection Service (OUPS) at 811 before digging, as additional utilities may exist on-site that were not marked on the survey.





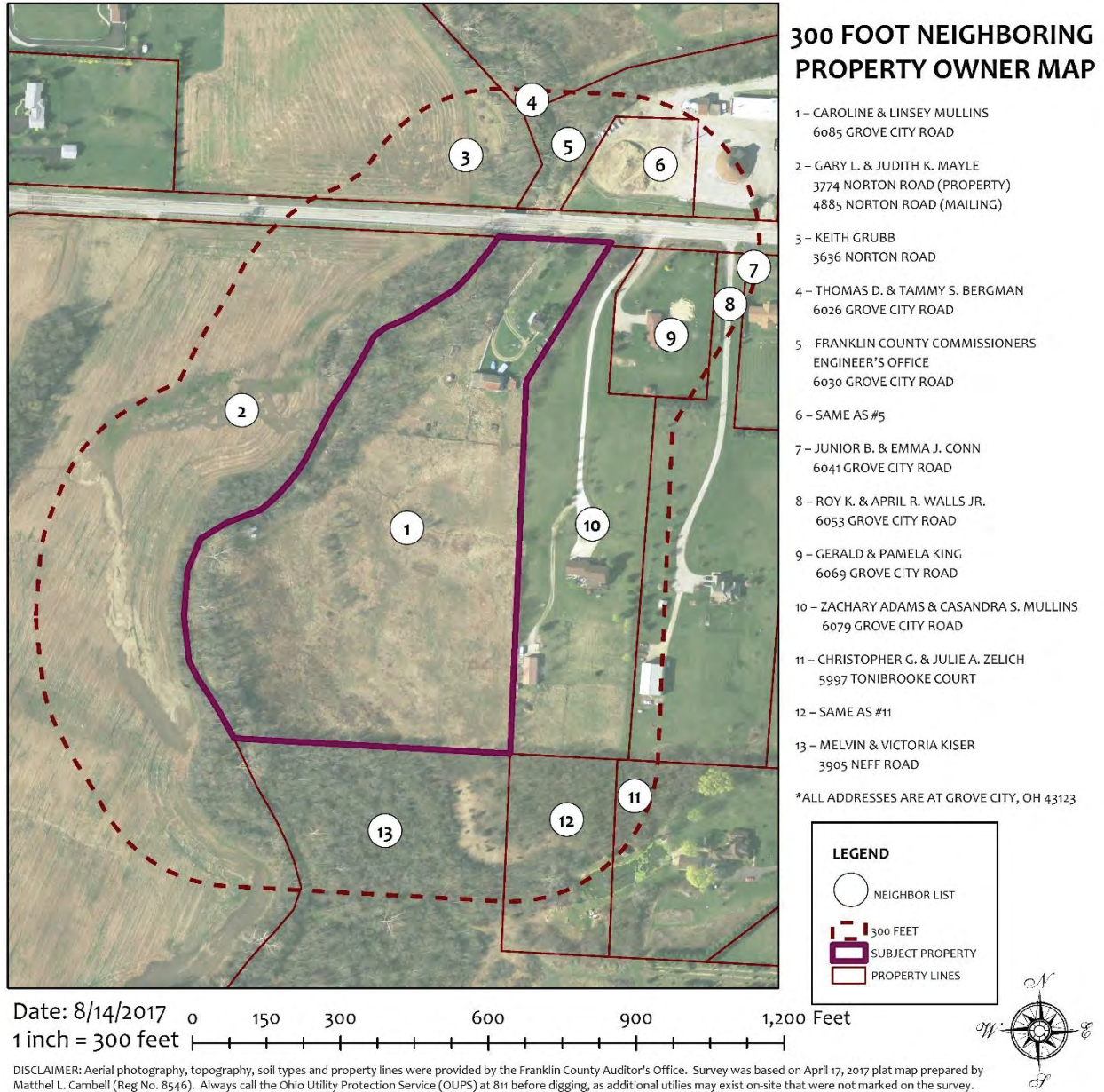
Date: 8/14/2017
 12.5 25 50 75 100 Feet
 1 inch = 25 feet

DISCLAIMER: Aerial photography, topography, soil types and property lines were provided by the Franklin County Auditor's Office. Survey was based on April 17, 2017 plat map prepared by Mattheil L. Cambell (Reg No. 8546). Always call the Ohio Utility Protection Service (OUPS) at 811 before digging, as additional utilities may exist on-site that were not marked on the survey.



APPENDIX A – NEIGHBORING PROPERTY LISTING (300 FEET)

The following is a listing of the current neighboring property owners, according to the Franklin County Auditor’s Office website.



APPENDIX B – BIG DARBY ACCORD ADVISORY PANEL – APPLICANT CHECKLIST

Big Darby Accord Advisory Panel

Applicant Checklist and Submittal Requirements

Revised 4/22/08

About the Panel

The Big Darby Accord Advisory Panel is an eleven-member body appointed by communities within the planning area. The Panel reviews zoning and development applications for compliance with the Big Darby Accord's goals and policies and provides recommendations to the Accord's member jurisdictions.

| Project Information | |
|------------------------|----------------------------------|
| Project Name | Zassy's Treasures - SCPD Zoning |
| Project location | 6085 Grove City Road, Grove City |
| Checklist Completed by | Joe Clase, Plan 4 Land, LLC |

Instructions

Please complete this form. The form provides guidance to applicants with projects that require Accord Panel review.

An application package for the Panel consists of 4 required components

1. Existing conditions site map
2. Conceptual site plan
3. Site data table
4. Applicant's checklist

Note: Incomplete application packages will not be scheduled for Accord Panel review and will be returned to the applicant. For additional information (including meeting dates and timeline) please contact the jurisdiction in which the project is located.

| 1. Existing Conditions Site Map: Required Elements | |
|---|--|
| <p>Instructions: Submit a map that details existing conditions of the subject site. Include each element listed below. Map size: 24" x 36" Map extent: Subject site plus 300' surrounding the subject site Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA Scale: 1"=300' minimum</p> | |
| <p>Surface water Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Watershed and subwatershed boundaries <input type="checkbox"/> Surface water locations including perennial, intermittent, ephemeral streams <input type="checkbox"/> Floodway and 100-year floodplain <input type="checkbox"/> Wetlands: jurisdictional and agricultural <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Field tile locations <input type="checkbox"/> Groundwater recharge / pollution protection zones <input type="checkbox"/> Wellhead protection zone <input type="checkbox"/> Stream water quality (EPA assessment) <input type="checkbox"/> Stormwater management facilities (on-site & nearby) <input type="checkbox"/> Water quality monitoring points (Site-level and, any OEPA within 300' of subject site and nearest Ohio EPA downstream and upstream monitoring sites) <p>Utility and Roadway Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Existing septic systems <input type="checkbox"/> Existing wells <input type="checkbox"/> Existing utilities and easements <input type="checkbox"/> Existing roads and rights-of-way | <p>Land Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Soil types including location of hydric soils (if present) <input type="checkbox"/> Topography and 2-foot contours <input type="checkbox"/> Wooded areas <input type="checkbox"/> Open space / natural Areas <input type="checkbox"/> Significant wildlife habitat <input type="checkbox"/> Existing easements <input type="checkbox"/> Easement planting and management plan <p>Other Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Political jurisdiction boundaries <input type="checkbox"/> Existing zoning of surrounding parcels <input type="checkbox"/> Nearby recreation and community facilities <input type="checkbox"/> Other historical, natural or cultural resources |

Brown Township • Columbus • Franklin County • Hilliard • Pleasant Township • Prairie Township • Washington Township

Big Darby Accord Advisory Panel

| 2. Conceptual Site Plan: Required Elements | |
|--|--|
| <p>Instructions: Submit a conceptual site plan showing the elements listed below</p> <p>Map size: 24" x 36"</p> <p>Map extent: Subject site</p> <p>Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA</p> <p>Scale: 1"=200' minimum</p> | |
| <p>Physical Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Property lines <input type="checkbox"/> Setbacks / build-to lines <input type="checkbox"/> Building footprint <input type="checkbox"/> Parking areas <input type="checkbox"/> Proposed roadways <input type="checkbox"/> Proposed utilities and easements <input type="checkbox"/> Adjacent street names and access points <input type="checkbox"/> Adjacent zoning and land uses <input type="checkbox"/> Vicinity map and north arrow | <p>Environmental Elements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Floodway and 100-year floodplain <input type="checkbox"/> Stream corridor protection zone area <input type="checkbox"/> SCPZ permanent on-site designation (method/design) <input type="checkbox"/> LID techniques: location and type <input type="checkbox"/> Stormwater BMPs: location and type <input type="checkbox"/> Water quality monitoring points <input type="checkbox"/> Planting areas: location, size, species <input type="checkbox"/> Location of stormwater recharge zone |

| 3. Site Data Table: Required Elements | | | | | | | | | | | | | | | | | | | |
|---|---|------|-------------|--|------------------|--|---------------------------------|------------------------------------|---------------------------------|---|---------------------------------|---|---------------------------------|---|---------------------------------|---|-------------------|---|-------------------|
| <p>Instructions: Submit a table with the following data listed. Include the table as a separate document or list the data on the conceptual site plan.</p> <p>Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA</p> | | | | | | | | | | | | | | | | | | | |
| <p>Acreage statements: developed areas</p> <ul style="list-style-type: none"> <input type="checkbox"/> Site area: gross <input type="checkbox"/> Roadways and rights of way <input type="checkbox"/> Site area: net of rights-of-way <input type="checkbox"/> Zoning districts: area for each district <input type="checkbox"/> Residential land use area <input type="checkbox"/> Non-residential land use area <p>Acreage statements: open space</p> <ul style="list-style-type: none"> <input type="checkbox"/> Stream corridor protection zone area <input type="checkbox"/> Other preservation and no-disturb zones <input type="checkbox"/> Open space: total <p><i>Consisting of:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Natural areas (including SCPZ) <input type="checkbox"/> Active recreation area <input type="checkbox"/> Stormwater management facilities area <input type="checkbox"/> Other area | <p>Density calculations</p> <ul style="list-style-type: none"> <input type="checkbox"/> Density: gross <input type="checkbox"/> Density: net of rights-of-way <input type="checkbox"/> Density: net of rights-of-way, open space areas <p>Open space calculations</p> <p><input type="checkbox"/> Open space requirement percentage</p> <p>Include a table showing the following calculations. The areas named below must be consistent with the acreage statements to the left</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; border-bottom: 1px solid black;">Area</th> <th style="text-align: center; border-bottom: 1px solid black;">Divided by:</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Open space: total</td> <td>Site area: gross</td> </tr> <tr> <td><input type="checkbox"/> Open space: total</td> <td>Site area: net of rights-of-way</td> </tr> <tr> <td><input type="checkbox"/> SCPZ area</td> <td>Site area: net of rights-of-way</td> </tr> <tr> <td><input type="checkbox"/> Natural areas (including SCPZ)</td> <td>Site area: net of rights-of-way</td> </tr> <tr> <td><input type="checkbox"/> Active recreation area</td> <td>Site area: net of rights-of-way</td> </tr> <tr> <td><input type="checkbox"/> Stormwater mgmt. facilities area</td> <td>Site area: net of rights-of-way</td> </tr> <tr> <td><input type="checkbox"/> Natural areas (including SCPZ)</td> <td>Open space: total</td> </tr> <tr> <td><input type="checkbox"/> Active recreation area</td> <td>Open space: total</td> </tr> </tbody> </table> | Area | Divided by: | <input type="checkbox"/> Open space: total | Site area: gross | <input type="checkbox"/> Open space: total | Site area: net of rights-of-way | <input type="checkbox"/> SCPZ area | Site area: net of rights-of-way | <input type="checkbox"/> Natural areas (including SCPZ) | Site area: net of rights-of-way | <input type="checkbox"/> Active recreation area | Site area: net of rights-of-way | <input type="checkbox"/> Stormwater mgmt. facilities area | Site area: net of rights-of-way | <input type="checkbox"/> Natural areas (including SCPZ) | Open space: total | <input type="checkbox"/> Active recreation area | Open space: total |
| Area | Divided by: | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Open space: total | Site area: gross | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Open space: total | Site area: net of rights-of-way | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> SCPZ area | Site area: net of rights-of-way | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Natural areas (including SCPZ) | Site area: net of rights-of-way | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Active recreation area | Site area: net of rights-of-way | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Stormwater mgmt. facilities area | Site area: net of rights-of-way | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Natural areas (including SCPZ) | Open space: total | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Active recreation area | Open space: total | | | | | | | | | | | | | | | | | | |

Big Darby Accord Advisory Panel

| 4. Applicant's Checklist: Required Elements | |
|---|---|
| <p>Instructions: Complete the table below. Information provided should demonstrate how your proposal complies with the goals and policies of the Big Darby Accord. Please identify and explain any variation from the Accord Plan.</p> <p>If you include a separate document instead of completing the table below, <i>each requirement below must be addressed in the order listed.</i></p> | |
| Conservation | |
| Requirement (BDA reference) | Details/Comments |
| If land is proposed for development that is Tier 1 through 3, specify what types of development is being proposed for these areas? | 12' wide gravel driveway (4,000 sf) |
| What Tier 1 land is being protected and how is it being protected (3.1)? | Preserved vegetation. |
| What Tier 2 Land is being protected and how is it being protected (3.1)? | n/a |
| What Tier 3 Land is being protected and how is it being protected (3.1)? | n/a |
| Are wooded areas greater than 3 acres being preserved and how will they be protected (3.1.1)? | Yes, they are not to be disturbed per SCPD commitment. |
| How much open space is being provided? Will the open space provided be based on the minimum of 10 acres per 1,000 residents? Note: this includes any tiered land that is being preserved. (5.16)? | n/a - no residential development proposed |
| How will the open space be connected within site? | Along the stream corridor. |
| How will the open space link with off-site open space (5.4.2)? | Yes, along the stream corridor. |
| How will the open space be permanently protected (4.3)? Describe: easements, dedication, etc. | Planned development restriction. |
| What plant species are native and non-invasive (4.3)? | Pines and other deciduous trees. |
| Does the development include a long-term planting management plan that addresses items found in Section 4.3 (4.3)? | Yes, the current owners are to maintain the farm and it's plantings. |
| Will the development provide a 3 year performance bond for maintenance of these plantings (4.3)? | n/a - deed trees will be replaced in accordance with zoning standard. |
| Streams and Wetlands | |
| Requirement (BDA reference) | Details/Comments |
| Have all the wetlands (agricultural) been identified in conjunction with NRCS (4.2.2)? | n/a |
| Have all the wetlands (non-agricultural) been identified in conjunction with Army Corps of Engineers and OEPA (4.2.2)? Please indicate category of each wetland. | n/a |
| Will identified wetlands be preserved or impacted by development? Explain reasoning and plans for preservation/mitigation. (4.2.2)? | n/a |
| If identified wetlands will be impacted, explain status of permit and plans for mitigation. The Accord recommends mitigation within the Accord planning area (4.2.2) | n/a |
| Will the development provide a wetland protection plan during the construction phase (4.2.2)? | n/a |
| How will the 100-year floodplain be protected from fill and/or excavation (4.7.4)? | The drive will be installed as the excavation is completed. |
| How does the project incorporate stream restoration (3.6)? | n/a |
| How does the project incorporate site monitoring of water quality? | This can continue at the Oakhurst St. Knoll WWTP. |
| Are any streams located on the site? If so, indicate stream use designation and attainment status. | Yes, it is an intermittent stream (full attainment). |
| Does any portion of the project fall within the Stream Corridor Protection Zone? If yes, how has | No. |

Big Darby Accord Advisory Panel

| | |
|--|---|
| it been calculated and how will it be protected? (4.2.1)? | n/a |
| What are the proposed uses and ownership for the SCPZ (4.2.1)? | n/a |
| Stormwater Best Management Practices | |
| Requirement (BDA reference) | Details/Comments |
| Are the detention (quantity) controls adapted from the critical storm method (4.7.1)? | n/a |
| Will the post-construction groundwater recharge rate equal or exceed the pre-development rate (4.7.2)? | Yes. |
| Please give details about the Stormwater Pollution Prevention Plan (SWPPP) that you will complete (4.7.3)? | Existing vegetation will be retained and preserved with this project. |
| What are the details for site level monitoring of water quality, including approximate locations and data collection (5.3.1 and Figure 5.5)? | Oakhurst St. Knoll WWTP (see attached) |
| Were BMPs selected through the site planning process, please describe your approach(4.8.1)? | Maintain gravel drive to limit runoff. |
| How does the site plan incorporate BMPs? Are BMPs from the toolkit in Chapter 4 of the Accord being utilized (4.7)? | Yes. |
| How are the BMPs consistent with Low Impact Development principles (3.5.2)? | Yes. |
| List BMPs that will be utilized on the project below: (3.8.3) | Maintain gravel drive to limit runoff and provide some filtration |
| | of stormwater runoff. |
| | |
| | |
| Sewer System | |
| Requirement (BDA reference) | Details/Comments |
| What type of wastewater system has been proposed for the development, and what is the available capacity (4.9.1 and 4.9.2)? | Existing onsite treatment. |
| How does the proposal meet the requirements for Alternative Wastewater Systems (4.9.2)? | Temporary facilities are provided outside the riparian area. |
| Does the project provide measures for site-level monitoring (4.9.2)? | It can, but it appears the off-site monitoring location is sufficient. |
| Revenue | |
| Requirement (BDA reference) | Details/Comments |
| Is Tax Increment Financing in place or planned (5.5.4)? | n/a |
| Is a New Community Authority in place or planned (5.5.4)? | n/a |
| Has a developer contribution been applied (financial) (5.5.4)? | n/a |
| Has a developer contribution provided (in-kind) (5.5.4) | 10 to 14 trees are being proposed. |
| Overall | |
| Requirement (BDA reference) | Details/Comments |
| How is the proposed Land Use consistent with the Big Darby Accord Plan. If not consistent with the Accord's land use plan, specify how land use it differs from the Accord Plan (3.3)? | It preserves the rural character and natural landscape of the site as much as possible. |
| Is the proposed density consistent with Big Darby Accord Plan (3.3)? | Yes. |

Big Darby Accord Advisory Panel

| | |
|---|--|
| Does the project conserve a minimum of 50% of land as open space (4.4)? (Conservation Development area only) | Yes. |
| How does the project incorporate LID principles? Please list all LID techniques to be used. (3.5.2) | n/a |
| How does the project incorporate the Town Center Principles (4.6)? (Town Center area only) | n/a |
| Does the site incorporate LEED Principles (3.4)? (Required in LEED area) | n/a |
| Does the project incorporate the required public facilities? How will schools, fire, police service be provided? (5.3.3)? | n/a |
| How will the project provide overall trail linkages (4.11)? | n/a |
| How will the project provide the required transportation improvements (4.10)? | 20 feet of additional road right-of-way is being proposed. |



A single click selects an assessment unit. Use the radio buttons under map tools to change the type of assessment unit.

SELECT A MAP

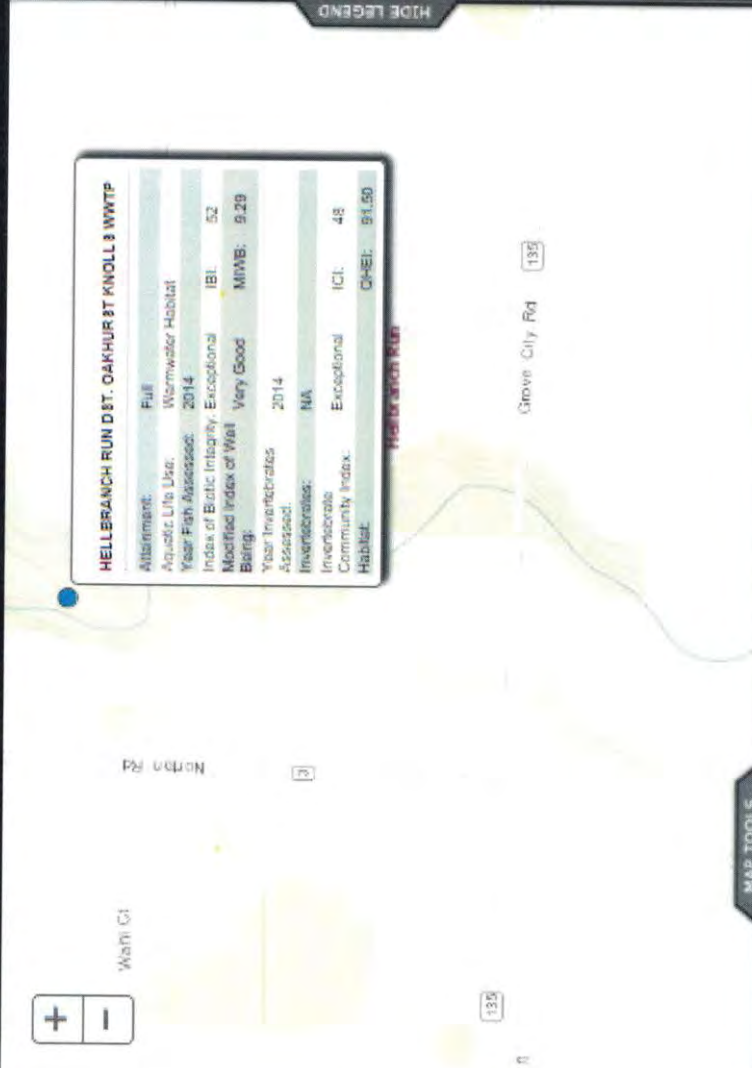
Water Quality Summary - 2016 Integrated Report

Ohio EPA GIS

Zoom In (+)

Zoom Out (-)

Warm (G)



HIDE LEGEND

MAP TOOLS

MAP LEGEND

- Watershed Assessment Units
- Large River Assessment Units
- Lake Erie Assessment Units
- Aquatic Life Use Monitoring
- Fully Attaining
- Partial Attainment
- Non Attainment
- Attainment N/A

About This Map

The 2016 Integrated Water Quality Monitoring and Assessment Report indicates the general condition of Ohio's waters and identifies waters that are not meeting water quality goals. [Glossary for Integrated Report Assessments](#)

[Download IR 2016 GIS Data](#)

| HELLBRANCH RUN DET. OAKHURST KNOLL 3 WWTP | |
|---|-------------------|
| Attainment: | Full |
| Aquatic Life Use: | Warmwater Habitat |
| Year Fish Assessed: | 2014 |
| Index of Biotic Integrity: | Exceptional |
| Modified Index of Well Being: | Very Good |
| Year Invertebrates Assessed: | 2014 |
| Invertebrate Community Index: | Exceptional |
| Habitat: | Exceptional |
| ICL: | 48 |
| CP-REI: | 91.60 |

| | | | | | |
|------|--|---------|--------------------------------------|------|------|
| 2015 | HELLBRANCH RUN N OF HARRISBURG @ LAMBERT RD. | Full | Exceptional Warmwater Habitat | 0.98 | 37.4 |
| 2014 | HELLBRANCH RUN DST. OAKHURST KNOLLS WWTP | Full | Warmwater Habitat | 5.80 | 32.0 |
| 2014 | HELLBRANCH RUN S OF GALLOWAY @ KUNZ RD. | Full | Warmwater Habitat | 7.29 | 27.8 |
| 2014 | HELLBRANCH RUN NW OF GALLOWAY, 0.6 MILES DST. ALTON RD. | Full | Warmwater Habitat | 9.40 | 23.1 |
| 2014 | CLOVER GROFF RUN AT ALTON @ ALTON RD. | Non | Warmwater Habitat | 0.14 | 9.9 |
| 2014 | CLOVER GROFF RUN @ TIMBERBROOK WTP, HICKORY HILL DRIVE | Full | Modified Warmwater Habitat - Channel | 3.60 | 5.7 |
| | | | Modified | | |
| 2009 | CLOVER GROFF RUN @ ROBERTS RD. | Partial | Modified Warmwater Habitat - Channel | 4.75 | 4.9 |
| | | | Modified | | |
| 2014 | CLOVER GROFF RUN @ PARK ADJ. FRAZELL RD. | Full | Modified Warmwater Habitat - Channel | 5.00 | 4.8 |
| | | | Modified | | |
| 2011 | CLOVER GROFF RUN AT HILLIARD @ FRANKS PARK | Non | Modified Warmwater Habitat - Channel | 5.50 | 3.8 |
| | | | Modified | | |
| 2009 | CLOVER GROFF RUN @ SHOAL CREEK LANE, BRIDGE IN GOLF COURSE | Full | Modified Warmwater Habitat - Channel | 5.85 | 3.6 |
| | | | Modified | | |
| 2013 | CLOVER GROFF RUN UPST. GOLF PATH, UPST. HERITAGE LAKES | Non | Modified Warmwater Habitat - Channel | 6.60 | 5.5 |
| | | | Modified | | |
| 2013 | CLOVER GROFF RUN AT HILLIARD, DST. SCIOTO-DARBY CREEK RD. | Non | Modified Warmwater Habitat - Channel | 7.00 | 3.2 |
| | | | Modified | | |
| 2013 | CLOVER GROFF RUN AT HILLIARD @ COSGRAY RD. | Non | Modified Warmwater Habitat - Channel | 7.20 | 3.0 |
| | | | Modified | | |
| 2008 | CLOVER GROFF RUN AT HILLIARD, ADJ. PARK MEADOW LANE | Partial | Modified Warmwater Habitat - Channel | 7.60 | 2.0 |
| | | | Modified | | |
| 2008 | CLOVER GROFF RUN AT HILLIARD, OLD CHANNEL DST 401 PROJECT | Partial | Modified Warmwater Habitat - Channel | 7.70 | 2.0 |
| | | | Modified | | |
| 2011 | CLOVER GROFF RUN AT HILLIARD @ OVER-WIDE CHANNEL PROJECT | Non | Modified Warmwater Habitat - Channel | 7.80 | 2.0 |
| | | | Modified | | |
| 2006 | HAMILTON RUN NEAR ALTON @ MOUTH | Non | Warmwater Habitat | 0.10 | 10.3 |
| 2014 | HAMILTON RUN NEAR ALTON @ U.S. RT. 40 | Non | Warmwater Habitat | 0.41 | 9.7 |
| 2014 | HAMILTON RUN NEAR ALTON, UPST. MCCOY DITCH | Non | Warmwater Habitat | 0.80 | 6.6 |
| 2014 | HAMILTON RUN S OF HILLIARD @ WALKER RD. | Full | Modified Warmwater Habitat - Channel | 3.34 | 1.5 |
| | | | Modified | | |
| 2009 | HAMILTON RUN AT HILLIARD @ ROBERTS RD. | Non | Modified Warmwater Habitat - Channel | 4.05 | 2.7 |
| | | | Modified | | |
| 2009 | HAMILTON RUN @ FARM ACCESS ROAD OFF ALTON DARBY RD. | Non | Modified Warmwater Habitat - Channel | 4.40 | 2.5 |
| | | | Modified | | |
| 2009 | HAMILTON RUN AT HILLIARD @ BROCTON RD. | Non | Modified Warmwater Habitat - Channel | 4.92 | 1.3 |
| | | | Modified | | |
| 2014 | MCCOY RUN NEAR ALTON @ MOUTH | Non | Warmwater Habitat | 0.10 | 3.1 |

Causes of Impairment:
 sedimentation/siltation
 other flow regime alterations
 direct habitat alterations

Sources of Impairment:
 urban runoff/storm sewers
 channelization

Recreational Use Assessment

Reporting Category: Impaired, TMDL needed (5)
 Causes of Impairment: bacteria

Recreation Use Score: 46
 Recreation Use Class A: No

E. coli Colony Counts: Site Geometric Mean by Year.

| Station ID | Station Name | Rec Use Class | 2011 | 2012 | 2013 | 2014 | 2015 |
|-------------|--|------------------|------|------|------|------|------|
| 4PH0000-801 | Oakhurst Knolls WWTP - 801 | PrimaryContact-A | - | - | 50 | 50 | 25 |
| V07P11 | HELLBRANCH RUN N OF HARRISBURG @ LAMBERT RD. | PrimaryContact-B | - | - | - | 50 | - |
| 4PH0000-901 | Oakhurst Knolls WWTP - 901 | PrimaryContact-A | - | - | 75 | 50 | 25 |

Public Drinking Water Supply Assessment

Reporting Category: No waters currently utilized for water supply (0)
 Causes of Impairment:
 Public Water Supplies:

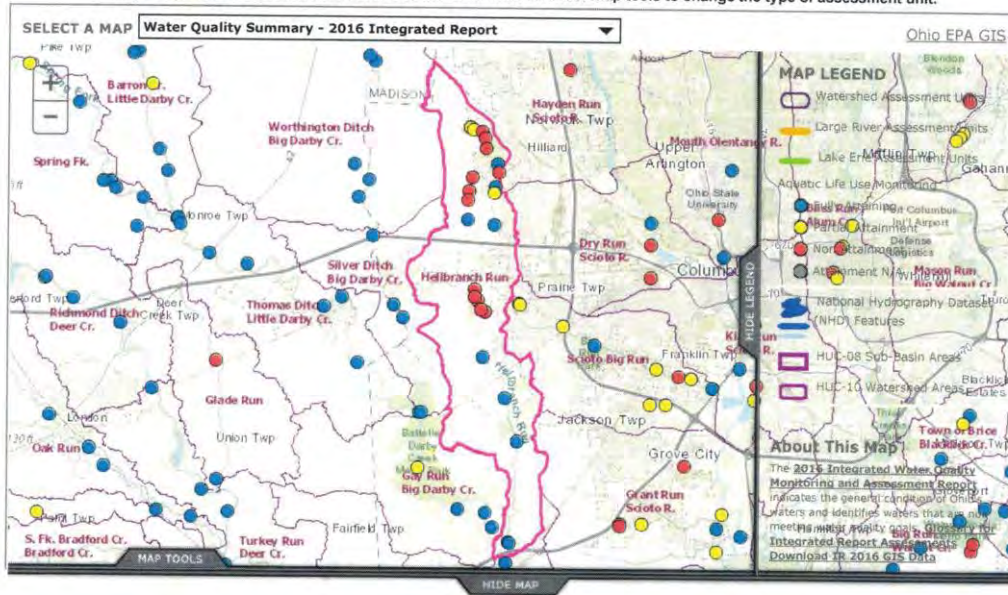
Nitrate Watch List: No
 Pesticides Watch List: No
 Harmful Algae Watch List: No

Fish Tissue Assessment

Reporting Category: Use attaining - historical data (1h)
 Causes of Impairment:

PCBs: NA
 Hg(Mercury): NA

A single click selects an assessment unit. Use the radio buttons under map tools to change the type of assessment unit.



Watershed Assessment Unit Summary

Hellbranch Run

05060001 22 01

Area: 38.27 square miles

Total Maximum Daily Loads (TMDL)

Status: Approved

Reports: Big Darby Creek: Scioto River Watershed

Next Monitoring: 2029

The year in which Ohio EPA expects to revisit the assessment unit for comprehensive monitoring.

Priority Points Total: 3

Aquatic Life: NA Recreation: 3 Public Water: NA Fish Tissue: NA

Priority point values range between 1 and 20, and are calculated if any of the use assessment categories is 5 (Impaired; TMDL Needed) or the assessment unit is not impaired but is on the nitrate and/or pesticide watch lists for public drinking water supply.

Assessment Unit Landuse

- Developed 21.80%
- Forest 5.80%
- Grass/Pasture 11.30%
- Row Crops 60.90%



Aquatic Life Use Assessment

Reporting Category: Impaired; TMDL not needed - TMDL complete (4A)

Aquatic Life Beneficial Uses: EWH,WWH,MWH-C

Sampling Years: 2008, 2009, 2011, 2013-2015

Watershed Score

63.2



Comments:

TMDLs for pollutants impairing designated or recommended aquatic life uses in the Big Darby Creek basin were approved by the U.S. EPA on March 31, 2006. The TMDL report is available via the Big Darby Creek tab at <http://epa.ohio.gov/dsw/tmdl/SciotoRiver.aspx>. Monitoring in support of the TMDL report was conducted in 2001 and 2002. The monitoring report is available at http://www.epa.ohio.gov/dsw/document_index/psdindx.aspx (See Index Number EAS/2004-6-3). Sampling in 2008, 2009, 2011, and 2013 focused on Clover Groff Run and Hamilton Run where several restoration projects (natural channel and over-wide channel) are underway or have been completed. Comprehensive follow-up biological, physical habitat, and chemical water quality monitoring was conducted within the basin in 2014 with limited additional sampling in 2015. As aquatic life use impairment continues to be detected in the

assessment unit, TMDLs will be reviewed and revised accordingly. When completed, the 2014 monitoring report will be available at http://epa.ohio.gov/dsw/document_index/psdindx.aspx.

Aquatic Life Use Assessment Details:

Most Recent Data:

| Year | Station Name | Attainment Status | Beneficial Uses | River Mile | Drainage Area (sqm) |
|------|--|-------------------|---|------------|---------------------|
| 2015 | HELLBRANCH RUN DST. TIMBERLAKE WWTP | Full | Exceptional Warmwater Habitat | 0.90 | 37.4 |
| 2015 | HELLBRANCH RUN N OF HARRISBURG @ LAMBERT RD. | Full | Exceptional Warmwater Habitat | 0.98 | 37.4 |
| 2014 | HELLBRANCH RUN DST. OAKHURST KNOLLS WWTP | Full | Warmwater Habitat | 5.80 | 32.0 |
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| 2014 | HAMILTON RUN S OF HILLIARD @ WALKER RD. | Full | Modified Warmwater Habitat - Channel Modified | 3.34 | 1.5 |
| 2009 | HAMILTON RUN AT HILLIARD @ ROBERTS RD. | Non | Modified Warmwater Habitat - Channel Modified | 4.05 | 2.7 |
| 2009 | HAMILTON RUN @ FARM ACCESS ROAD OFF ALTON DARBY RD. | Non | Modified Warmwater Habitat - Channel Modified | 4.40 | 2.5 |
| 2009 | HAMILTON RUN AT HILLIARD @ BROCTON RD. | Non | Modified Warmwater Habitat - Channel Modified | 4.92 | 1.3 |
| 2014 | MCCOY RUN NEAR ALTON @ MOUTH | Non | Warmwater Habitat | 0.10 | 3.1 |

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sedimentation/siltation
other flow regime alterations
direct habitat alterations

Sources of Impairment:
urban runoff/storm sewers
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Recreational Use Assessment

Reporting Category: Impaired; TMDL needed (5)

Causes of Impairment: bacteria

Recreation Use Score: 46
Recreation Use Class A: No

E. coli Colony Counts: Site Geometric Mean by Year

| Station ID | Station Name | Rec Use Class | 2011 | 2012 | 2013 | 2014 | 2015 |
|-------------|--|------------------|------|------|------|------|------|
| 4PH0000-801 | Oakhurst Knolls WWTP - 801 | PrimaryContact-A | - | - | 50 | 50 | 25 |
| V07P11 | HELLBRANCH RUN N OF HARRISBURG @ LAMBERT RD. | PrimaryContact-B | - | - | - | 50 | - |
| 4PH0000-901 | Oakhurst Knolls WWTP - 901 | PrimaryContact-A | - | - | 75 | 50 | 25 |

Public Drinking Water Supply Assessment

Reporting Category: No waters currently utilized for water supply (0)

Causes of Impairment:

Public Water Supplies:

Nitrate Watch List: No
Pesticides Watch List: No
Harmful Algae Watch List: No

Fish Tissue Assessment

Reporting Category: Use attaining - historical data (1h)
Causes of Impairment:

PCBs: NA
Hg(Mercury): NA

APPENDIX C – LETTERS OF SUPPORT

Dear Administrator Brown, and the members of The Economic Development & Planning Department,

First, please know, I am writing this email not at the request of Cassy and Zach Adams, but because it is something I feel needs to be done on their behalf. As you are aware, and I am very appreciative of, I was given county permission to hold my charity event at the site of the Adams' farm and barn at 6079 Grove City Road, Grove City, Ohio on 7/15. That was an uncertainty for a while due to the zoning dispute ongoing with the Adams's family, but Cassy worked hard to help us. That is the kind of person she is, and that is who they are as a couple. They have huge hearts and give to the community so much. I have seen their contributions to the charity fabric of the community, as well as to the economic fiber of the interwoven commerce of Grove City, and I am proud to say they are an asset to Franklin County!

There would be no event supporting Jane Grote Abell's, Tanny Crane's, and The City of Columbus' Reeb Avenue Center, nor Dr. Lisa Hinkleman's ROX charity without their gracious gift as the host location for this event. There are only good things that can come from good people collaborating, and the Adams' are good people!

I am asking you to help them to expedite whatever needs to be done so they are not put in a position of ruin. People love their Barn Sales, and they come from hundreds of miles to enjoy the atmosphere there and in the surrounding area as well. Everyone benefits! The Adams' are hardworking people, life-long community providers, and the kind of good we need in our world these days!

I realize the wheels of politics are mired in paperwork and very little urgency sometimes, but I am asking you to make the exception to personally help them end this frustrating chapter in their lives so they can get back to doing what they do best: raising a beautiful family, providing for that family, and being amazing ambassadors for everything that is good about Franklin County!

I would be happy to come speak with all of you if you would like. I feel that passionately about the need to have this made right for Cassy and Zack, and the community at large!

With sincere regards,
Shawn Ireland

Shawn Ireland
Host-Good Day Columbus ABC6/FOX28
Host/Satellite Coordinator
Good Day Marketplace
WTTE/FOX 28 Columbus, Ohio
#614-4851-6666

Host-The Shawn and Kate Show-Syndicated www.shawnandkateshow.com
#614-551-2855

July 7, 2017

Matt Brown
Planning Administrator
Franklin County

Dear Mr. Brown,

I am writing to provide support for Cassy Adams in her re-zoning request.

I have known Cassy Adams for several years. During that time, I have watched her achieve considerable success with Zassy's Treasures, a home décor business. Whether through her retail storefront in the Grove City Town Center or at her on-premise barn outlet, she has always tried to conduct her business with integrity and professionalism. Her success with the business is a direct result of her entrepreneurial spirit, natural business acumen, and old-fashioned hard work. She has taken a common dream and turned it into an uncommon success.

When she opened her storefront in our town center, Zassy's was not the only business to profit. Her success lifted traffic and sales to other town center businesses. When she chose to enlarge her business and chase her dream of expanding her business to a country location, she was an overnight sensation. Again, she not only enjoyed personal success, but she also created a unique shopping experience that brought new tourists to our region. She has a gift for not only the home décor business but for marketing as well, and I would not be surprised to see her on the Home and Garden TV network in the near future.

Unfortunately, because of some bad legal advice about the re-zoning process, she has been delayed in pursuing in her dream. She realizes that she needs to properly resolve the outstanding issues. She has also taken all the necessary steps to ensure that her business will comply with the zoning requirements. She would like to be a good neighbor as well as a good business person.

I ask that you consider her request favorably.

Please call me if you need further assistance.

Sincerely,

Laura Lanese
State Representative for the 23rd House District
614.537.3816