



Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on December 6, 2022 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Conditional Use request to permit a 'Community Center' within the Government District for property located at 845 North Maple Street.

Copies of the above application(s) are on file and may be viewed on the City's Website, Boards & Commissions, Planning Commission:

<https://www.marysvilleohio.org/155/Planning-Commission>

If you have any questions, you may contact the Marysville Engineering Department at (937) 645-7361 or via email at agaver@marysvilleohio.org.



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PLANNING COMMISSION AGENDA
Tuesday, December 6, 2022 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

John Kleinman

Michael Nickoson

Scott Hunter

Steve Stolte

Robert Stillion

APPROVAL OF MINUTES:

November 1, 2022 Regular Meeting Minutes

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Conditional Use request to permit a 'Community Center' within the Government District for property located at 845 North Maple Street.

DISCUSSION ITEMS:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

John Kleinman

Michael Nickoson

Scott Hunter

Steve Stolte

Robert Stillion

ADJOURNMENT:

Time Out: _____

**PLANNING COMMISSION
MINUTES OF MEETING
November 1, 2022**

TIME IN: The meeting was called to order at 6:30 p.m.

MEMBERS PRESENT: Lesley Verbus, John Kleinman, Scott Hunter, Chad Wolniewicz, Steve Stolte, Rob Stillion, Michael Nickoson

OTHERS PRESENT: Marie Meeks, Kevin Kershner, Kathy Young, Jeff Beard, Stephanie Van Bourgondien, Ashley Gaver

APPROVAL OF THE MINUTES: The minutes from the September 6, 2022 meeting were approved as submitted.

CITIZEN COMMENTS: Ms. Young commented on the meeting schedule for July; since the meeting conflicts with the holiday it will be held on July 5th.

REPORT OF ADMINISTRATION: Ms. Gaver introduced the City's new Planning Officer, Jeff Beard.

**Mr. Stolte made the motion to hear New Business before Old Business. All members approved.

NEW BUSINESS:

- 1. To hear an application for a Final Plat for Amrine Meadows Section 1 Phase 1A (Suburban Residential District) located along State Route 31.**

Mr. Kershner presented both agenda items as one. The applicant will concur with all of City staff's comments. Lots four and five switched lot sizes from the preliminary plat; the applicant needed to break up the house product types and the location of the sewer easement made more sense. Mr. Stolte commented on the monumentation and right of way within the development; that will all be finalized with engineer review.

Motion to approve: Mr. Stillion

VOTE: Mr. Hunter **YES**; Mr. Kleinman **YES**; Mr. Stolte **YES**; Mr. Stillion **YES**; Mr. Nickoson **YES**; Ms. Verbus **YES**; Mr. Wolniewicz **YES**

Approved 7 - 0

2. To hear an application for a Final Plat for Amrine Meadows Section 1 Phase 1B (Suburban Residential District) located along State Route 31.

Mr. Kershner presented this application with the first agenda item.

Motion to approve: Mr. Hunter

VOTE: Mr. Kleinman **YES**; Mr. Stolte **YES**; Mr. Stillion **YES**; Mr. Nickoson **YES**;
Ms. Verbus **YES**; Mr. Wolniewicz **YES**; Mr. Hunter **YES**

Approved 7 - 0

OLD BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Appendix - Glossary of Terms.

Ms. Gaver presented some of the changes since the last meeting; some of the glossary text was updated. Suburban Residential District (SRD) is now included in the approved districts.

Motion to approve: Mr. Stillion

VOTE: Ms. Verbus **YES**; Mr. Wolniewicz **YES**; Mr. Hunter **YES**; Mr. Kleinman **YES**;
Mr. Stolte **YES**; Mr. Stillion **YES**; Mr. Nickoson **YES**

Approved 7 - 0

2. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1123.19 - Enclosed Accessory Structures in SRD, VRD, NCD, and ARD.

Ms. Gaver continued the discussion of Accessory Dwelling Units. The Design Review Board will review all accessory dwelling unit (ADU) applications; part of the requirements will be that the dwelling unit blends with the house and surrounding properties. Addresses will be assigned as the Post Office requires. The addition of utilities for these dwelling units is still being discussed with the Utility Rate Working Group. Mr. Stolte questioned the setback requirements for new-build ADU's; they would follow the current zoning requirements for existing setbacks for each district. Mr. Stolte recommended raising the square foot of living space of the detached units to nine hundred and fifty square feet. There is a maximum lot coverage amount that each property would need to comply with.

Motion to approve: Mr. Stolte

VOTE: Mr. Wolniewicz **YES**; Mr. Hunter **NO**; Mr. Kleinman **YES**; Mr. Stolte **YES**;
Mr. Stillion **YES**; Mr. Nickoson **YES**; Ms. Verbus **YES**

Approved 6 - 1

Mr. Hunter voted 'NO' because he feels there are too many 'cons'; altering the properties could not be executed well, circumventing the intent of the current zoning code, the density impact and continuity of character of existing districts.

DISCUSSION ITEMS: Ms. Gaver explained that the zoning code will continually be updated and reviewed as planning and zoning needs change.

COMMENTS OF INDIVIDUAL BOARD MEMBERS: Mr. Stolte suggested the City needs a Major Streets Plan. It would be helpful to know what the development timeline looks like; what areas of town are ready for development based on water and waste water capacity, roadway capacity, connectivity, etc. Also, Mr. Stolte would like to see more educational opportunities for Planning Commission members. Ms. Verbus questioned the timeline of review of conditional and permitted uses in each district throughout the City; Ms. Gaver hopes after the new year to start addressing those.

ADJOURNMENT: The meeting was adjourned at 7:25 p.m.



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November 23, 2022

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
City Planner

RE: Conditional Use Permit - Hope Center

To hear a conditional use permit application by Hope Center at Parcel: 2900240250000 at 845 North Maple Street.

Application: To hear an application for a Conditional Use request to permit a 'Community Center' within the Government District for property located at 845 North Maple Street.

Applicant: Hope Center, Gene Miller
Marysville Area Ministerial Association
123 North Court Street
Marysville, Ohio 43040

Owner: Union County Agricultural Society
845 N Maple Street
Marysville, OH 43040

Location: Parcel: 2900240250000 at 845 North Maple Street.

Uses in the Government and Institutional District are as follows:

Permitted Uses for Government and Institutional District (GOV):

- Agriculture
- Airport
- Essential Public Service and Utilities
- Fairgrounds
- Institutional/Government Offices
- Post Office
- School, College or University, Vocational and Technical Trade of Business
- School (K-12)

Conditional Uses for Government and Institutional District (GOV): (Permitted upon approval of a Conditional Use Permit by the Planning Commission)

- Community Center

On Monday, May 16, 2022, City Staff received an application for conditional use. The application was found to be complete. The applicant has addressed conditions (a)-(h) of *Section 1141.24* below:

1141.24 GENERAL STANDARDS APPLICATION TO ALL CONDITIONAL USES.

(a) Is in fact a conditional use as established under the provisions of Chapter 1121 and appears in Chapter 1121 for the applicable zoning district or overlay;

Standard met, as per *Section 1121.16 - Government and Institutional District*: community center is listed as a conditional use

(b) Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City’s Comprehensive Plan and/or the Planning and Zoning Ordinance;

Standard met, as per *Section 1121.16 - Government and Institutional District*: community center falls under the appropriate ‘Development Typologies’

(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

The development will not be disruptive to the character of the surrounding area; the development falls in line with the GOV District as the uses will be take place in current buildings constructed on the site

(d) Will not be hazardous or disturbing to existing or future neighboring uses;

The community center activities will occur within the current buildings on site and will not be hazardous or disturbing to neighboring uses.

(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

The community center will be served adequately by City services and have adequate access to local streets and highways.

(f) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

The community center will occur in existing buildings on the site and will not require any public cost for public facilities and services. It is adjacent, and will have easy access to public infrastructure. The community center will not be detrimental to the economic welfare of the community.

(g) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

The community center involves two uses, which are a furniture bank and clothing ministry along with the emergency assistant office and these will not produce excessive noise, smoke, fumes or odors. The property will have three (3) access points along both N. Maple St. and N. Main St.

(h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

The property will have three (3) access points along both N. Maple St. and N. Main St to provide for adequate traffic flow.

Staff Comments:

1. If the Applicant changes the exterior of the two buildings that they will be utilizing, then a Design Review Board application shall be submitted.
2. The Applicant shall work with the Planning and Zoning staff regarding permitting of any signage on site.

If you have any questions about the aforementioned items, please contact Planning and Zoning Department at (937)645-7361 or (937)645-7328, or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Received (stamp):



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**PLANNING COMMISSION
REQUEST FOR CONDITIONAL USE**

***** IMPORTANT INFORMATION – Please read before completing the application*****

- **Required** – Submission of a complete application, including all of the items listed in the application checklist.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted applications and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- No late submittals or additional information will be accepted after the application deadline.
- Any construction and/or occupancy of the site for which the conditional use is being requested for shall not commence until approval is granted by the Planning Commission and all appropriate approved permits are obtained by the Division of Engineering and the Union County Building Department.

Project Site Information (Please print clearly)

Project Street Address: 845 NORTH MAPLE ST Property Zoning District: _____
Company / Business Name: HOPE CENTER

An appeal is requested in the manner of the following (please describe in detail; attach a separate sheet if necessary):

FOR THE HOPE CENTER TO USE 2 BUILDINGS, THE ARMORY & THE JUNIOR FAIR OFFICE FOR COMMUNITY CENTER ACTIVITIES, THE ARMORY WOULD HOUSE THE FURNITURE BANK & CLOTHING MINISTRY, THE JUNIOR FAIR OFFICE WOULD HOUSE THE EMERGENCY ASSISTANCE OFFICES.

Owner of Property: UNION COUNTY AGRICULTURAL SOCIETY
Owner's Address (Street): 845 NORTH MAPLE STREET
City, State and Zip Code: MARYSVILLE OHIO 43040
Owner's Telephone Number: 937.644.8736

Applicant Information (Please print clearly)

Applicant: HOPE CENTER, GENE MILLER Owner Agent Representative
Other _____
Company: MARYSVILLE AREA MINISTERIAL ASSOC, DBA HOPE CENTER
Address (street): 123 NORTH COURT STREET
City, State, and Zip Code: MARYSVILLE, OHIO 43040
Telephone Number: 937.303.4209 CELL 614.778.0779
E-mail Address: OPERATIONS@HOPECENTEROHIO.ORG

I hereby attest to the truth and exactness of all information supplied on and with this application.

Applicant's Signature: [Signature]

Date: 4/8/2022

Owner's Signature: [Signature]

Date: 4/15/2022

FOR OFFICE USE ONLY

Paid (stamp):

Fee: \$250

The application has been reviewed and is found to be complete.

City Staff _____

Date _____

DECISION OF THE PLANNING COMMISSION

- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Stipulated Conditions for Approval:

Chairperson, Planning Commission _____

Date _____

****A conditional use permit shall be deemed to authorize only one particular conditional use and such permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.****

Emergency Assistance Office

City Viewer

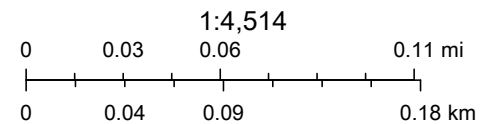
Furniture Bank & Clothing Ministry



11/15/2022, 11:00:26 AM

Three Main Entrances & Exits to Fairgrounds Indicated with

- | | | | |
|----------------|---------------------------------------|---------------------------------|----------------------------|
| Parcels | Fire Station 271 | Oakdale Cemetery Administration | Wastewater Treatment Plant |
| City Buildings | Marysville Municipal Pool | Police and Court Facility | Water Processing Plant |
| City Hall | Marysville Water Reclamation Facility | Public Service Center | Schools |



Public Domain, City of Marysville GIS Department