

Final Plat Approval Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: August 2, 2019

Case # 2019-05

Fee: \$250.00 plus \$10 per lot = \$270

Location of requested Final Plat:

Address 5770 Saltzgeber Road Parcel # 185-002541

I am requesting final plat approval for _____ subdivision,
containing 3 lots in 1 phases.

The property I wish to develop is located on the east side of Saltzgeber Road street.

The property contains a total of 37.68 acres.

The property is currently being used for agricultural vacant land.

The property is currently zoned Rural (Unzoned).

Applicant Name: Paul Hemmer Company Phone: 859-341-8300

Address: 226 Grandview Drive, Ft. Mitchell KY 41017

Property Owner Name: DMH Farms Phone: _____

Address: 4411 Blacklick Eastern Road, Baltimore, OH 43105

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- Legal description and survey drawing of the subject property.
- Final Plat and any other plans that may be applicable (refer to sections 1191.09 Plat Approval, Groveport Subdivision Regulations).
- A statement on how the proposed subdivision is justified under the purpose and standards of the Subdivision Regulations and how the proposed development relates to publicity adopted plans and policies for the area.
- Any additional information that may be helpful to the Planning & Zoning Commission and City Council.

Applicant's Signature _____

Adam Hemmer

Applicant's Printed Name

859-578-1804

Contact phone number

AHemmer@paulhemmer.com

Email address



PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-002768

Owner's Name: ROGER STUDLEY
Address: _____
City & State: _____ Zip Code _____

Site Address: 5621 GROVEPORT ROAD

Mail Address: Name: MARC STUDLEY / Access Storage
Address: 5625 GROVEPORT ROAD
City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 185-002767

Owner's Name: ROGER STUDLEY
Address: 16047 CATALPA RIDGE DR.
City & State: HOLLY, MI Zip Code 48442

Site Address: 5625 GROVEPORT ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-001005

Owner's Name: LITTLE ANGEL CHURCH OF OLD REGULAR BAPTIST
Address: 5733 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5733 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 180-001182

Owner's Name: ROSE MOORE
Address: 5777 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5777 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-001013

Owner's Name: DAVID GERMANN
Address: Same
City & State: _____ Zip Code _____

Site Address: 5781 SALTZGABER ROAD

Mail Address: Name: DAVID GERMANN
Address: 4900 OPOSSUM RUN ROAD
City & State: GROVE CITY, OH Zip Code 43123

Parcel Number: 180-001014

Owner's Name: DENNIS MOORE
Address: 5793 SALTZGABER ROAD
City & State: GROVEport, OH Zip Code 43125

Site Address: 5793 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 180-001006

Owner's Name: MARK SCHLEPPI
Address: 5801 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5801 SALTZGABER ROAD

Mail Address: Name: same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-001015

Owner's Name: MARVIN & GINA BAILEY
Address: same
City & State: _____ Zip Code _____

Site Address: 5815 SALTZGABER ROAD

Mail Address: Name: MARVIN BAILEY & GINA BAILEY
Address: 5815 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 180-000990

Owner's Name: MARVIN & GINA BAILEY
Address: same
City & State: _____ Zip Code _____

Site Address: 5815 SALTZGABER ROAD

Mail Address: Name: MARVIN BAILEY & GINA BAILEY
Address: 5815 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

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Parcel Number: 180-001016

Owner's Name: LYNN LEGG
Address: 5831 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5831 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-001017

Owner's Name: JANICE COWAN
Address: 4210 AMANDA NORTHERN RD
City & State: CARROLL, OH Zip Code 43112

Site Address: 5841 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-001018

Owner's Name: CARL GRUBE
Address: 5861 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5861 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

If additional space is needed, make copies as needed of this page.

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Parcel Number: 180-000068

Owner's Name: WILLIAM & SUSAN HARRIS
Address: Same
City & State: _____ Zip Code _____

Site Address: 5875 SALTZGABER ROAD

Mail Address: Name: WILLIAM HARRIS
Address: 5875 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 180-001028

Owner's Name: KENNETH Heacock & Marjorie Kanniard
Address: 5879 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5879 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-001027

Owner's Name: BRIAN SCHLEPPI
Address: 5891 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5891 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 180-001021

Owner's Name: RONALD & BOBBIE COTTRELL
Address: 5899 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5899 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-001026

Owner's Name: ANDREW LYLES
Address: 3590 TOY ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 3590 TOY ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002198

Owner's Name: KTR Ohio
Address: 300 Barr Harbor Dr #150
City & State: Conshohocken, PA Zip Code 19428

Site Address: 5765 N Green Pointe Dr

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code 43230

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Parcel Number: 180-001498

Owner's Name: MELVIN EBERWEIN JR
Address: 5910 SALTZGABER ROAD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5910 SALTZGABER ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001316

Owner's Name: BUILD-A-BEAR RETAIL MANAGEMENT
Address: 1954 INNERBELT BUS CENTER
City & State: ST LOUIS, MO Zip Code 63114

Site Address: 5925 GREENPOINTE DR

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001854

Owner's Name: MERITEX PROPERTIES
Address: 24 UNIVERSITY AVE NE #200
City & State: MINNEAPOLIS, MN Zip Code 55413

Site Address: 5885-5905 S GREEN POINTE

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 185-001853

Owner's Name: THOMSON LOGISTICS ASSETS
Address: C/O CORPORATION SERVICE CO 251 LITTLE FALLS DR
City & State: WILMINGTON, DE Zip Code 19808

Site Address: 5835 GREEN POINTE DR

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002056 / 185-002139

Owner's Name: GORDON CAPITAL
Address: 2074 ALRINGTON AVE
City & State: COLUMBUS, OH Zip Code 43221

Site Address: 5825 GREEN POINTE DR / 0 S Green Pointe Dr

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001851

Owner's Name: R&C MURPHY FAMILY
Address: 5600 CLYDE MOORE DR
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 0 Green Pointe Dr

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 185-002549

Owner's Name: BISHOP EDWARD HERRMANN
Address: _____
City & State: _____ Zip Code _____

Site Address: 5684 GROVEPORT ROAD

Mail Address: Name: ST MARYS GROVEPORT
Address: 5684 GROVEPORT ROAD
City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 185-002550

Owner's Name: JAMES GRIFFIN
Address: _____
City & State: _____ Zip Code _____

Site Address: 5670 GROVEPORT ROAD

Mail Address: Name: ST MARYS GROVEPORT
Address: 5684 GROVEPORT ROAD
City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 185-002547

Owner's Name: BRIGHT INNOVATIONS
Address: 5141 Bixford Ave
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5650 GROVEPORT ROAD

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 185-002548

Owner's Name: BRIGHT INNOVATIONS
Address: 5141 BIXFORD AVE
City & State: CANAL WINCHESTER, OH Zip Code 43110

Site Address: 5600 SALTZGABER RD

Mail Address: Name: same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 180-000058

Owner's Name: DONALD MAYES
Address: same
City & State: _____ Zip Code _____

Site Address: 5630 GROVEPORT RD

Mail Address: Name: DONALD MAYES
Address: PO BOX 418
City & State: CORNING, OH Zip Code 43730

SALTZGABER WAREHOUSE

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 11, RANGE 21, CONGRESS LANDS EAST OF THE SCIOTO RIVER

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, RANGE 21, TOWNSHIP 11,
NORTHWEST QUARTER OF SECTION NO. 29, CONGRESS LANDS EAST OF THE SCIOTO RIVER, BEING 36.538
ACRES OUT OF A 37.716 ACRE TRACT OF LAND CONVEYED TO DMH FARMS, LLC OF RECORD IN INSTRUMENT
NUMBER 201212210197736.

THE UNDERSIGNED, ROBERT E. HARTMAN & JONI L. MOORE OF THE LANDS PLATTED HEREIN, DULY
AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS
"SALTZGABER WAREHOUSE", A SUBDIVISION CONTAINING LOT NUMBERS 1 - 3, DOES HEREBY ACCEPT THIS
PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF SALTZGABER ROAD,
GROVEPORT ROAD, AND HIGHWAY EASEMENT SHOWN HEREON AND ARE HERE TO FORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE
EASEMENT", "UTILITY EASEMENT", "LANDSCAPE EASEMENT", "HIGHWAY EASEMENT" AND "ACCESS
EASEMENT" EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION,
AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF
THE GROUND AND, WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF
SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN
THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY
RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER
DRAINAGE SWALES AND/OR OTHER ABOVE GROUND STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE
STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED
WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE GROVEPORT
CITY ENGINEER. WITHIN THOSE AREAS DESIGNATED "ACCESS EASEMENT" ON THIS PLAT, AN ADDITIONAL
EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS TO THE PUBLIC.
THOSE AREAS DESIGNATED AS "HIGHWAY EASEMENT", ARE FOR PUBLIC HIGHWAY USE ONLY AND NO PRIVATE
SIGNAGE OR PRIVATE PHYSICAL ELEMENTS SHALL BE PLACED WITHIN.

IN WITNESS WHEREOF ROBERT E. HARTMAN & JONI L. MOORE HAVE CAUSED THIS PLAT TO BE EXECUTED
BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, 2019

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

ROBERT E. HARTMAN, TRUSTEE

JONI L. MOORE, TRUSTEE

CITY OF GROVEPORT, OHIO

APPROVED THIS _____ DAY OF _____, 2019

APPROVED THIS _____ DAY OF _____, 2019

APPROVED THIS _____ DAY OF _____, 2019

ADMINISTRATOR CITY OF GROVEPORT, OHIO

CITY ENGINEER CITY OF GROVEPORT, OHIO

CHAIRMAN PLANNING COMMISSION CITY OF GROVEPORT, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2019 BY ORDINANCE NO. _____ WHEREIN ALL
OF SALTZGABER ROAD, GROVEPORT ROAD, AND HIGHWAY EASEMENT SHOWN HEREON IS ACCEPTED AS SUCH BY THE COUNCIL FOR THE
CITY OF GROVEPORT, OHIO BY COUNCIL FOR THE CITY OF GROVEPORT, OHIO.

MAYOR, CITY OF GROVEPORT, OHIO

CITY CLERK, CITY OF GROVEPORT, OHIO

THIS PLAT SHALL BE RECORDED BY _____ 20__ BEING SIX (6) MONTHS FOLLOWING THE DATE OF APPROVAL
OF THE PLAT BY ORDINANCE NUMBER SHOWN ABOVE. PURSUANT TO CITY OF GROVEPORT CHAPTER 1191.06(b), IF THIS IS NOT MADE
BY THIS DATE, PLAT APPROVAL SHALL EXPIRE.

FRANKLIN COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 2019

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FRANKLIN COUNTY RECORDER

FILED FOR RECORD THIS _____ DAY OF _____, 2019

RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2019

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

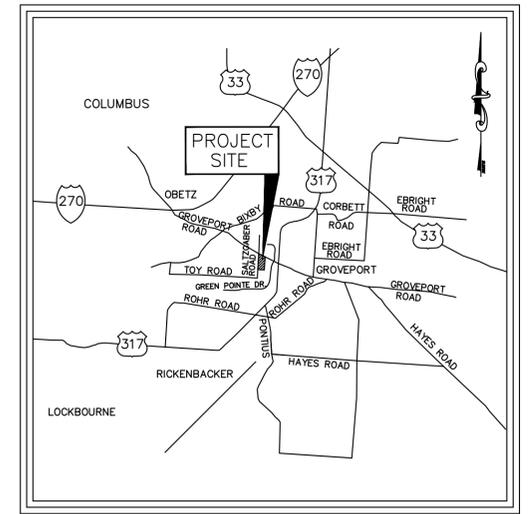
PLAT BOOK _____, PAGE _____.

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT E. HARTMAN AND
JONI L. MOORE, TRUSTEES OF SAID DMH FARMS, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE
FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF
SAID DMH FARMS, LLC, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS
_____ DAY OF _____.

MY COMMISSION EXPIRES _____



LOCATION MAP

NOT TO SCALE

OWNER: DMH FARMS, LLC

PRIOR DEED REFERENCE: INSTRUMENT NUMBER 201212210297736
FRANKLIN COUNTY RECORDERS OFFICE. (PARCEL NUMBER 185-002541
FRANKLIN COUNTY'S AUDITOR'S OFFICE)

SURVEYOR: ROBERT W. MARTIN, STATE OF OHIO
CIVIL & ENVIRONMENTAL CONSULTANTS, INC
250 OLD WILSON BRIDGE ROAD
WORTHINGTON, OHIO 43085

NOTES:

- 1) THE PLAT OF SALTZGABER WAREHOUSE:
AREA IN LOT 1 2.951 ACRES
AREA IN LOT 2 15.525 ACRES
AREA IN LOT 3 16.442 ACRES
AREA IN DEDICATED R/W 1.620 ACRES
TOTAL AREA 36.538 ACRES
- 2) THE PLAT OF SALTZGABER WAREHOUSE IS COMPROMISED OF THE
FOLLOWING AUDITOR'S TAX PARCELS:
185-002541 35.538 ACRES

NOTE:

"NO SITE ACCESS ALLOWED" FROM GROVEPORT ROAD

RIGHT OF WAY:

AREAS DESIGNATED AS RIGHT OF WAY WILL BE DEDICATED TO THE CITY OF
GROVEPORT.

BASIS OF BEARINGS:

FOR THE PURPOSE OF THIS PLAT A BEARING OF NORTH 00°27'18" EAST WAS
HELD ON THE CENTERLINE OF SALTZGABER ROAD (47.5' RIGHT OF WAY) AND
IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE,
NAD 83 (2011 ADJUSTMENT)

SOURCE DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND
TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE,
FRANKLIN COUNTY, OHIO.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH
YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC." ARE TO BE SET UPON
THE COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND
ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP
BEARING THE INITIALS "CEC". ARE TO BE SET UPON THE COMPLETION OF
CONSTRUCTION.

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES,
PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS
SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

FLOODPLAIN DESIGNATION:

THE 36.538 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X"
AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF
FRANKLIN, OHIO COMMUNITY PANEL 39049C0431K AND 39049C0432K DATED:
JUNE 17, 2008.

ROBERT W MARTIN DATE
PROFESSIONAL LAND SURVEYOR NO. 8114

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-698-6808
www.cecinc.com

CITY OF GROVEPORT,
FRANKLIN COUNTY, OHIO

SALTZGABER WAREHOUSE

PLAT

DRAWING NO.:
SHEET 1 OF 3

F:\2018\185-002541-Survey\Draw\185685-5103-04.dwg(1) LS(8/27/2019 1:44 PM) - LP: 8/27/2019 1:44 PM

