

APPLICATION TO THE PLANNING & ZONING COMMISSION

Final Plat Approval Application



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

Date: 4-5-18
Case # 2018-05
Fee: \$250.00 plus \$10^{x2} per lot # 270

Parcel # 185-002541 / 5770 Saltzgaber Rd.

I am requesting final plat approval for Saltzgaber subdivision, containing 2 lots in N/A phases.

The property I wish to develop is located on the South side of Groveport Rd. street. (Deed) East Saltzgaber
The property contains a total of 37.666 acres.

The property is currently being used for Vacant Land - Agricultural.

The property is currently zoned Agricultural.

Applicant Name: Fed One Properties XVII LLC Phone: 614-873-0662

Address: 8400 Industrial Parkway, Plain City, Ohio 43064

Property Owner Name: DMH Farms LLC Phone: 740-862-2081

Address: 4411 Blacklick Eastern Rd. NW, Baltimore, Ohio 43105-9409

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 publicly adopted plans and policies for the area.
- Any additional information that may be helpful to the Planning & Zoning Commission and City Council.

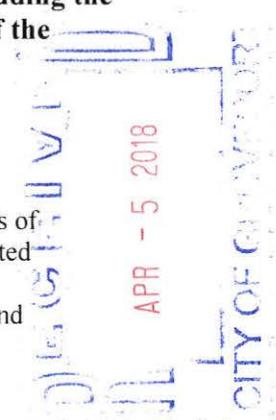
Robert Biondi
Applicant's Signature

614 296 8903
Contact phone number

ROBERT J BIONDI
Applicant's Printed Name

BOBBIONDI@PROHIO.COM
Email address

Sara Hanes 614-570-6823 shanes@rrohio.com



PROPERTY OWNERS LIST

List of all adjoining property owners, 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 *Your Property, 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 J Studley TR
Address: 16047 Catalpa Ridge Dr.
City & State: Holly, MI Zip Code 48442

Site Address: 5621 Groveport Rd.

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

Parcel Number: 185-002767

Owner's Name: Roger J Studley TR
Address: 16047 Catalpa Ridge Dr.
City & State: Holly, MI Zip Code 48442

Site Address: 5625 Groveport Rd.

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

Parcel Number: 180-001005

Owner's Name: Little Angel Church of Old Regular Baptist The church of Jesus Christ
Address: 5733 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5733 Saltzgaber Rd.

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

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Parcel Number: 180-001182

Owner's Name: Rose E. Moore
Address: 5777 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5777 Saltzgaber Rd.

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

Parcel Number: 180-001013

Owner's Name: David L Germann
Address: 4900 Opossum Run Rd.
City & State: Grove City, Ohio Zip Code 43123-8816

Site Address: 5781 Saltzgaber Rd.

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

Parcel Number: 180-001014

Owner's Name: Rose E Moore
Address: 5777 Saltzgaber Rd
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5793 Saltzgaber Rd.

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

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Parcel Number: 180-001006

Owner's Name: Mark S Schleppi
Address: 5801 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5801 Saltzgaber Rd.

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

Parcel Number: 180-001015

Owner's Name: Marvin M & Gina A Bailey
Address: 5815 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125-1053

Site Address: 5815 Saltzgaber Rd.

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

Parcel Number: 180-000990

Owner's Name: Marvin M & Gina A Bailey
Address: 5815 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125-1053

Site Address: 5815 Saltzgaber Rd.

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

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Parcel Number: 180-001016

Owner's Name: Lynn P. Legg AFDT
Address: 5831 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125-1053

Site Address: 5831 Saltzgaber Rd.

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

Parcel Number: 180-001017

Owner's Name: Janice L. Cowan
Address: 4210 Amanda Northern Rd.
City & State: Carroll, Ohio Zip Code 43112

Site Address: 5841 Saltzgaber Rd.

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

Parcel Number: 180-001018

Owner's Name: Carl L Grube
Address: 5861 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5861 Saltzgaber Rd.

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

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Parcel Number: 180-000068

Owner's Name: William D Harris & Susan B Harris
Address: 5875 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125-1053

Site Address: 5875 Saltzgaber Rd.

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

Parcel Number: 180-001028

Owner's Name: Kenneth B Heacock & Marjorie M Kanniard
Address: 6800 Oak Creek Dr.
City & State: Columbus, Ohio Zip Code 43229

Site Address: 5879 Saltzgaber Rd.

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

Parcel Number: 180-001027

Owner's Name: Brian L Schleppe
Address: 5891 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5891 Saltzgaber Rd.

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

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Parcel Number: 180-001021

Owner's Name: Ronald L Cottrell & Bobbie J Cottrell
Address: 5899 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5899 Saltzgaber Rd.

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

Parcel Number: 180-001026

Owner's Name: Andrew E. Lyles TR
Address: 3590 Toy Rd.
City & State: Groveport, Ohio Zip Code 43125-1062

Site Address: 3590 Toy Rd.

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

Parcel Number: 180-001498

Owner's Name: Melvin L Eberwein JR
Address: 5910 Saltzgaber Rd.
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5910 Saltzgaber Rd.

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

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Parcel Number: 185-002311

Owner's Name: GPS Consumer Direct Inc.
Address: 900 Cherry Ave.
City & State: San Bruno, CA Zip Code 94066

Site Address: 0 S Green Pointe Dr.

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

Parcel Number: 185-001316

Owner's Name: Build-A-Bear Retail Management Inc.
Address: 1954 Innerbelt Bus Center
City & State: St. Louis, MO Zip Code 63114

Site Address: 5925 Greenpointe Dr.

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

Parcel Number: 185-001854

Owner's Name: Meritex Properties LLC
Address: 24 University Ave NE #200
City & State: Minneapolis, MN Zip Code 55413

Site Address: 5905 S. 5885 Greenpointe Dr.

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

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Parcel Number: 185-001853

Owner's Name: Exeter 5835 Green Pointe LLC
Address: 140 W Germantown Pike 150
City & State: Plymouth Meeting, PA Zip Code 19462

Site Address: 5835 Green Pointe Dr.

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

Parcel Number: 185-002139

Owner's Name: Gordon Capital LLC
Address: 2074 Arlington Ave
City & State: Columbus, Ohio Zip Code 43221

Site Address: 0 S Green Pointe Dr.

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

Parcel Number: 185-002056

Owner's Name: Gordon Capital LLC
Address: 2074 Arlington Ave
City & State: Columbus, Ohio Zip Code 43221

Site Address: 5825 Green Pointe Dr.

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

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Parcel Number: 185-001851

Owner's Name: R & C Murphy Family LLC
Address: 5600 Clyde Moore Dr.
City & State: Groveport, Ohio Zip Code 43125

Site Address: D Green Pointe Dr.

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

Parcel Number: 185-002198

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

Site Address: 5765 N. Green Pointe Dr.

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

Parcel Number: 185-002549

Owner's Name: Edward J Herrmann Bishop
Address: 5684 Groveport Rd.
City & State: Groveport, Ohio Zip Code 43125-1003

Site Address: 5684 Groveport Rd.

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

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Parcel Number: 185-002550

Owner's Name: James A Griffin TR
Address: 5684 Groveport Rd.
City & State: Groveport, Ohio Zip Code 43125-1003

Site Address: 5670 Groveport Rd.

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

Parcel Number: 185-002547

Owner's Name: Bright Innovations LLC
Address: 5141 Bixford Ave
City & State: Canal Winchester, Ohio Zip Code 43110

Site Address: 5650 Groveport Rd.

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

Parcel Number: 185-002548

Owner's Name: Bright Innovations LLC
Address: 5141 Bixford Ave
City & State: Canal Winchester, Ohio Zip Code 43110

Site Address: 5600 Saltzgaber Rd.

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

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Parcel Number: 180-000058

Owner's Name: Donald G Mayes
Address: P.O. Box 418
City & State: Corning, Ohio Zip Code 43730-0418

Site Address: 5630 Groveport Rd.

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

Parcel Number: _____

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

Site Address: _____

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

Parcel Number: _____

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

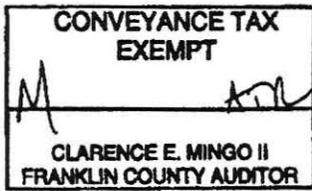
Site Address: _____

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

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

A statement of how the proposed subdivision is justified under the purpose and standards of the Subdivision Regulations and how the proposed development relates to publicly adopted plans and policies for the area.

The subject parcel is currently zoned agricultural. The land owner wishes to amend the zoning to conform with the existing publicly adopted corridor study which designates the preferred land use as Industrial. In meeting with City officials, it was discussed that the City may wish to designate a portion of this land for alternate commercial uses. The land owner agrees to set aside 3.904 acres boarding Groveport Road and Saltzgaber Road for commercial use (by creating a SCPD) and desires to establish a PIP for an additional 20.121 acres to the South for Industrial use. As part of this rezoning, a Final Plat must be created. The plat was drafted to meet all of the required City of Groveport requirements for Final Plat submittal.



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Pgs: 2 \$28.00 T20120099319
12/21/2012 4:20PM MEPHUDDLESTON
Daphne Hawk
Franklin County Recorder

912838
TRANSFERRED

DEC 21 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

Quit-Claim Deed*

Know all men by these presents, that for \$10.00 and other good and valuable consideration paid, the receipt whereof is hereby acknowledged, DORIS HARTMAN, divorced and not remarried, grants, conveys, releases and forever quitclaims, to DMH Farms, LLC, an Ohio Limited Liability Company, all of her right, title and interest, in and to the following described property:

Situated in the State of Ohio, in the County of Franklin, and in the ~~Township of Madison~~ ^{City of Groveport.} Township, and bounded and described as follows:

Being a part of the Northwest Quarter of Section No. 29, Township No. 11 and Range No. 21, Matthew's Survey of Congress Lands; commencing at the Southeast corner thereof, and running thence west with the half section line 36 poles 24 links to the middle of the County Road; thence N 3-1/2 deg. West 160 poles and 7 links to the middle of the Columbus and Groveport Turnpike Road; thence S 71 deg. E. 48 poles 11 links to the east line of said quarter Section; thence south with said line 144 poles 5 links to the place of beginning, containing 39.31 acres of land.

Excepting from the above tract the following described real estate: Beginning where the east line of the land of the heirs of Archibald Wood intersects the south line of the Groveport Pike; thence with said line southerly to a point 60 feet from the south line of the Pike measured at right angles thereto; thence southeasterly 60 feet from and parallel to the south line of said Pike about 808 feet to the line of the land of C.F. Needels; thence with said line to the south line of the Pike; thence with the south line of the Pike about 808 feet to the place of beginning, containing 1.08 acres more or less and being part of the Northwest one-fourth of Section No. 29.

Further excepting from the above tract the following described real estate: Being in the northwest corner of Section 29, Township 11, Range 21, Congress Lands and being a part of a 39.31 acre tract conveyed by Warranty Deed to Cecelia M. Schlaegel and Quentin F. Schlaegel, her son, as the same is recorded in Deed Book 1856, Page 160, Recorder's Office, Franklin County, Ohio, more particularly described as follows: Beginning at an iron pin on the south line of the above mentioned Quarter Section, which bears N. 88 deg. 00' West a distance of 384.84 feet from southeast corner of said Quarter Section; thence from said beginning point, N. 88 deg. 0' W., along the south line of said Quarter Section, a distance of 225.0 to an iron pin at the southwest corner of the above mentioned 39.31 acre tract and in the center of Saltzgaber Road, passing an iron pin on line at 200.0 feet; thence N. 01 deg. 20' West, along the center of Saltzgaber Road and the west line of said 39.31 acre tract, a distance of 110.0 feet to a railroad spike; thence S. 88 deg. 00' E. parallel to the south line of said Quarter Section, a distance of 225.0 feet to an iron pin, passing an iron pin on line at 25 feet; thence S. 01

