

April 24, 2019

Paul Hemmer Company  
Mr. Adam Hemmer  
226 Grandview Drive  
Fort Mitchell, KY 41017

RE: Saltzgaber Warehouse

Dear Adam,

I understand that under Chapter 1135.01(b)(10) of the Codified Ordinances of Groveport, Paul Hemmer Company is required to provide evidence that it has sufficient control over the DMH Farms LLC property consisting of approximately 37.68 acres, more or less, containing one parcel (PN: 185-002541-00) in the City of Groveport, Franklin County, Ohio to proceed with final development plan and zoning amendment approval. Pursuant to the agreement between the owner of the DMH Farms LLC property and Paul Hemmer Company, please take this letter as evidence that Paul Hemmer Company has sufficient control and can proceed with its application for rezoning and development plan/text approvals.

Please let me know if you need additional information.

Thank you.

  
DMH Farms LLC

4-30-19  
Date

## Zoning Amendment – Rezoning 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 #

2019-03

**FEES:** 1) Straight Letter District:

A) Residential (\$50.00 per dwelling unit over one unit) \$150.00 plus \$25.00 per acre

B) Non-residential \$250.00 plus \$25.00 per acre

2) PUDS:

A) Preliminary Development Plan \$250.00 plus \$25.00 per acre

B) Final Development Plan \$350.00 plus \$25.00 per acre **=\$1,292**

C) Modification Development Plan \$150.00

Address of property to be rezoned 5770 Saltzgaber Road located on the  
east side of Saltzgaber Road street / road / avenue.

Parcel # 185-002541. 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).

I am requesting rezoning to the Planned Industrial Park district so that I may use  
the property for Industrial warehousing & commercial outparcel.

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, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- ☐ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☐ Any additional information that may be helpful to the Planning & Zoning Commission.

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.franklincountvauditor.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 \_\_\_\_\_



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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 Kannard  
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