

Village of **Waynesville**

PLANNING COMMISSION AGENDA

Tuesday, September 26, 2023 – 7:00 pm
1400 Lytle Road

- I. Call to Order
- II. Roll Call
- III. Disposition of Minutes of Previous Meetings
 - a. Minutes of May, 23, 2023
- IV. Old Business
- V. New Business
 - a. Review of proposed lot replat of 270 Miami and 258 Miami St.
- VI. Next Planning Commission Meeting
- VII. Adjourn

- 5/23/2023 Planning Commission Meeting was called to order by Chad Bridgman at 7pm.
- Attendance Roll Call - Present: Robert, Joette, Chad, Mike, and Travis
 - Excused and absent was Zach and Sara
- Minutes were approved by all present
- No old business
- New business
 - Jamie Gabbard, took the podium to provide an overview of her rezoning request of 407 High Street from R-4 to SO. Her request was based on being able to update the zoning accordingly to match prior building utilization to the way the church used the property. To keep operations the same or add additional services, the zoning would have to be updated to comply with the village's rules. Additionally, Jamie expressed additional upgrades that will be needed, but would not want to update and upgrade services if the space could not be used for gatherings.
 - Questions from the planning committee covered occupancy, safety in a fallout shelter, parking, and handicapped parking.
 - Jeanette Rockwell, from the church, provided an overview to the board on how the space has been used in the past and how many people could fit comfortably in the meeting room. Roughly 60, was her estimate.
 - Richard Elliott, also approached the Planning Commission to offer up his support of the zoning changes.
 - Joette Dedden made the motion for the approval of Jamie's application to rezone the property from R-4 to SO of 407 High Street.
 - This was approved by all committee members
 - The meeting concluded at 7:26



VILLAGE OF WAYNESVILLE, OHIO

PERMITS AND APPLICATIONS

RECEIPT # _____

FILE _____

Please select the permit(s) for which you are applying:

Sign Permit

Fence Permit

Conditional Use Permit

Temp Vendor's Permit

Shed/Garage Permit

Variance Request

Horse Drawn Vehicle Permit

Zoning Compliance Certificate

Certificate of Occupancy

Other Survey (Lot Consolidation)

Sidewalk, Curb, Gutter, or Driveway Construction Permit

Certificate of Liability Insurance

Street Closure Application Begin _____ End _____

Attachments included (describe):

Location of Closure _____

Justin Schulz, Apex Engineering & Surveying

Rick Lepley, End of the Trail Ventures LLC

1068 N. University Blvd Middletown, OH 45242

9400 Bellbrook Rd Waynesville, OH 45068

513-424-5202

561-665-1072

apexengineering@SBCglobal.net

RickLepley@gmail.com

270 + 258 Miami St

Property Owner E-Mail

Location of work to be done

Fee-A fee as stipulated by ordinance shall be paid by the applicant to cover the costs of review and reporting of the application, payable to the General Fund.

Fee Amount: 185 Paid: _____ Cash/Check# _____

Deposit Required: _____ Returned Signature: _____

I hereby certify under penalty of law the information submitted as part of this application and its attachments is true and correct.

Justin Schulz
Signature of Property Owner or Authorized Agent

8/29/2023
Date Submitted

Action of the Zoning Officer:

Application Approved: _____ Application Denied _____ Revise and Resubmit: _____

Date of Issuance: _____ Expiration Date: _____

Referred to Planning Commission/BZA: _____ Date: _____

Reviewed By: _____ Date: _____

Village Manager or designee

WARREN COUNTY ENGINEER'S
RECORD OF LAND SURVEYS

PRELIMINARY ACCESS APPROVAL
GRANTED _____ NOT APPLICABLE

NEIL F. TUNISON P.E., PS
WARREN COUNTY ENGINEER

LEGEND

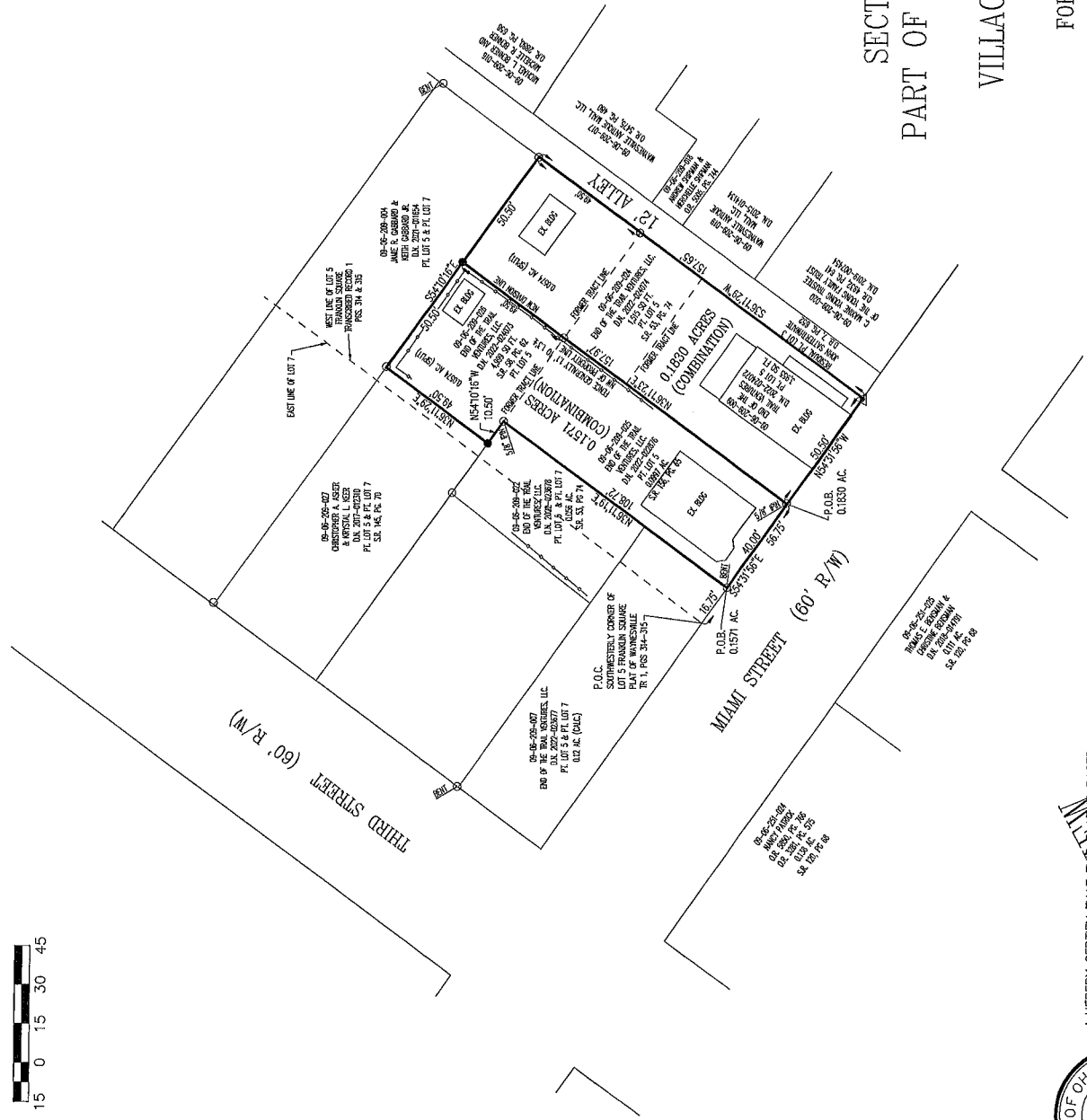
- ▲ -MAG NAIL SET
- -5/8" IRON PIN SET
- -1/2" IRON PIN FOUND (RP) OR AS NOTED
- △ -MAG NAIL FOUND
- ◀ -RAILROAD SPIKE FOUND
- ⊙ -1" IRON PIPE FOUND OR AS NOTED
- -STONE FOUND

SURVEYOR NOTES:

- 1) OCCUPATION FITS SURVEY AS SHOWN.
- 2) MONUMENTATION IN GOOD CONDITION.
- 3) SOURCE DOCUMENTS AS NOTED.
- 4) BEARINGS BASED ON GPS OBSERVATION USING GDOOT'S WGS NETWORK.
- 5) DEED REFERENCE AS NOTED.

BOUNDARY SURVEY
SECTION 6, TOWN 4, RANGE 4
PART OF LOT 5 OF FRANKLIN SQUARE
WAYNE TOWNSHIP
VILLAGE OF WAYNESVILLE WARREN
COUNTY, OHIO

FOR: END OF THE TRAIL VENTURES



SCALE: 1"=30'
DATE: JUNE 2023
DRAWN: JLS
DESIGNED:
CHECKED: KRC

APEX
ENGINEERING & SURVEYING, INC.
1005 NORTH UNIVERSITY BLVD., SUITE 450
WILLETTSVILLE, OHIO 45662
(740) 442-2222 or (614) 242-8888 FAX: (740) 442-2222

REVISIONS:
1.
2.
3.
4.
PROJECT: 231044
DRAWING: 231044SA
SHEET
1 OF 1

A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY
ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR
ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.

I HEREBY CERTIFY THAT THIS PLAT IS BASED
UPON A FIELD SURVEY MADE UNDER MY DIRECTION.
JUSTIN LEE SCHULZ DATE
OHIO PROFESSIONAL SURVEYOR NO. 7267



FOR REVIEW

July 2023

**LEGAL DESCRIPTION
0.1571 ACRES
VILLAGE OF WAYNESVILLE
WARREN COUNTY, OHIO**

Situated in Section 6, Town 4 East, Range 4 North, Wayne Township, Village of Waynesville, Warren County, State of Ohio, being part of Lot 5 of Franklin Square, Plat of Waynesville as recorded in Transcribed Records 1, Pgs. 314 & 315, further described as being all of a 0.0997-acre tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-022876 of the Warren County Recorder's Office also being 0.0574 acre of a 4,999 sq. ft. tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-024073 of the Warren County Recorder's Office and being more particularly described as follows:

Commencing at the southwesterly corner of said Lot 5 of Franklin Square, Thence along the northerly right of way of Miami Street (60' R/W), S54°31'56"E, a distance of 16.75 feet to a bent 1/2" iron pin found in the southerly line of said Lot 5 and the northerly right of way of Miami Street (60' R/W) also being the Point of Beginning;

Thence leaving the northerly right of way of Miami Street (60' R/W), along the easterly line of a 0.12 acre (calculated on deed) tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-023677 and the easterly line of a 0.056 acre tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-023678, N36°11'19"E, a distance of 108.72 feet to a 5/8" iron pin found in the northeasterly corner of said 0.056 tract;

Thence along the northerly line of said 0.056 tract, N54°10'16"W, a distance of 10.50 feet to a set 5/8" iron pin at the southeasterly corner of a tract conveyed to Christopher A. Asher and Krystal L. Keer as recorded in D.N. 2017-012310;

Thence along the easterly line of said Asher and Keer tract, N36°11'29"E, a distance of 49.50 feet to a 1/2" iron pin found in the southerly line of a tract conveyed to Jamie R. Gabbard and Keith Gabbard JR. as recorded in D.N. 2021-011654;

Thence along the southerly line of said Gabbard tract, S54°10'16"E a distance of 50.50 feet to a set 5/8" iron pin in the southerly line of said Gabbard tract;

Thence along a new division line through said 4,999 sq. ft. tract, along the westerly line of a 1,515 sq. ft. tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-024074, also along the westerly line of a 3,955 sq. ft. tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-024072, S36°11'23"W, (passing a found 1/2" iron pin at 49.50 feet) a total distance of 157.97 feet to a 5/8" iron pin found in the northerly right of way of Miami Street (60' R/W);

Thence along the northerly right of way of Miami Street (60' R/W), N54°31'56"W, a distance of 40.00 feet to the point of beginning.

Containing 0.1571 acres more or less and being subject to all easements, restrictions and rights-of-way of record.

The above description is based on a field survey dated July 2023 by Apex Engineering & Surveying, Inc., Justin Lee Schulz, Ohio Professional Surveyor No. 8653 and is filed in Volume ___, Page ___ of the Warren County Engineer's Record of Land Surveys.

Bearings are based on GPS Observations using ODOT's VRS Network, Ohio South Zone

FOR REVIEW

July 2023

**LEGAL DESCRIPTION
0.1830 ACRES
VILLAGE OF WAYNESVILLE
WARREN COUNTY, OHIO**

Situated in Section 6, Town 4 East, Range 4 North, Wayne Township, Village of Waynesville, Warren County, State of Ohio, being part of Lot 5 of Franklin Square, Plat of Waynesville as recorded in Transcribed Records 1, Pgs. 314 & 315, further described as being all of a 3,955 sq. ft. tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-024072 of the Warren County Recorder's Office also being all of a 1,515 sq. ft. tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-024074 also being 0.0574 acre of a 4,999 sq. ft. tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-024073 of the Warren County Recorder's Office and being more particularly described as follows:

Commencing at the southwesterly corner of said Lot 5 of Franklin Square, Thence along the northerly right of way of Miami Street (60' R/W), S54°31'56"E, (passing a bent 1/2" iron pin found at 16.75') a total distance of 56.75 feet to a 5/8" iron pin found in the southerly line of said Lot 5 and the northerly right of way of Miami Street (60' R/W) also being the Point of Beginning;

Thence leaving the northerly right of way of Miami Street (60' R/W), along the easterly line of a 0.0997 acre tract conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-022876 and continuing along new division line through a 4,999 sq. ft. tract as conveyed to End of The Trail Ventures, LLC. as recorded in D.N. 2022-024073; N36°11'23"E, (Passing a 1/2" iron pin found at 108.47 feet) for a total distance of 157.97 feet to a set 5/8" iron pin in the southerly line of a tract conveyed to Jamie R. Gabbard and Keith Gabbard JR. as recorded in D.N. 2021-011654;

Thence along the southerly line of said Gabbard tract, S54°10'16"E a distance of 50.50 feet to a found 1/2" iron pin at the southeasterly corner said Gabbard tract and the easterly line of said Lot 5;

Thence along the easterly line of said Lot 5, S36°11'29"W (passing a found 1/2" iron pin at 49.50 feet) a total distance of 157.65 feet to a found railroad spike at southeasterly corner of said Lot 5 and the northerly right of way of Miami Street (60' R/W);

Thence along the northerly right of way of Miami Street (60' R/W), N54°31'56"W, a distance of 50.50 feet to the point of beginning.

Containing 0.1830 acres more or less and being subject to all easements, restrictions and rights-of-way of record.

The above description is based on a field survey dated July 2023 by Apex Engineering & Surveying, Inc., Justin Lee Schulz, Ohio Professional Surveyor No. 8653 and is filed in Volume ___, Page ___ of the Warren County Engineer's Record of Land Surveys.

Bearings are based on GPS Observations using ODOT's VRS Network, Ohio South Zone