

Village of **Waynesville**

PLANNING COMMISSION AGENDA

Tuesday, November 23, 2021 – 7:00 pm
1400 Lytle Road

- I. Call to Order
- II. Roll Call
- III. Disposition of Minutes of Previous Meetings
 - a. Minutes of November 23, 2021 – Not Provided
- IV. Old Business
 - a. Lot Splits/Replats at 144 S. Main – Needs direction
- V. New Business
 - a. Lot split 595 Old Stage Road
 - b. Lot Consolidation and Plan Review for 172 N Street
 - c. Conceptual Plan (filling in) for lot at intersection of Route 42 and 73
- VI. Next Planning Commission Meeting
- VII. Adjourn



VILLAGE OF WAYNESVILLE, OHIO

PERMITS AND APPLICATIONS

RECEIPT # _____

FILE _____

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

- Sign Permit
- Conditional Use Permit
- Shed/Garage Permit
- Horse Drawn Vehicle Permit
- Certificate of Occupancy
- Sidewalk, Curb, Gutter, or Driveway Construction Permit
- Street Closure Application Begin _____ End _____
- Fence Permit
- Temp Vendor's Permit
- Variance Request
- Zoning Compliance Certificate
- Other _____
- Certificate of Liability Insurance
- Attachments included (describe):

Location of Closure _____

<u>MICHAEL L. Morlet</u>	<u>OREGONIA PROPERTIES LLC</u>
Applicant Name	Property Owner Name
<u>2740 Corwin Rd Oregonia OH 45054</u>	<u>45054</u>
Applicant Address	Property Owner Address
<u>937-620-7651</u>	
Applicant Phone Number	Property Owner Phone Number
<u>oregonia.investments@gmail.com</u>	
Applicant E-Mail	Property Owner E-Mail
<u>Waynesville - Wayne Township</u>	

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: \$130 Paid: \$260.00 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.

Signature of Property Owner or Authorized Agent _____ Date Submitted _____

Action of the Zoning Officer:

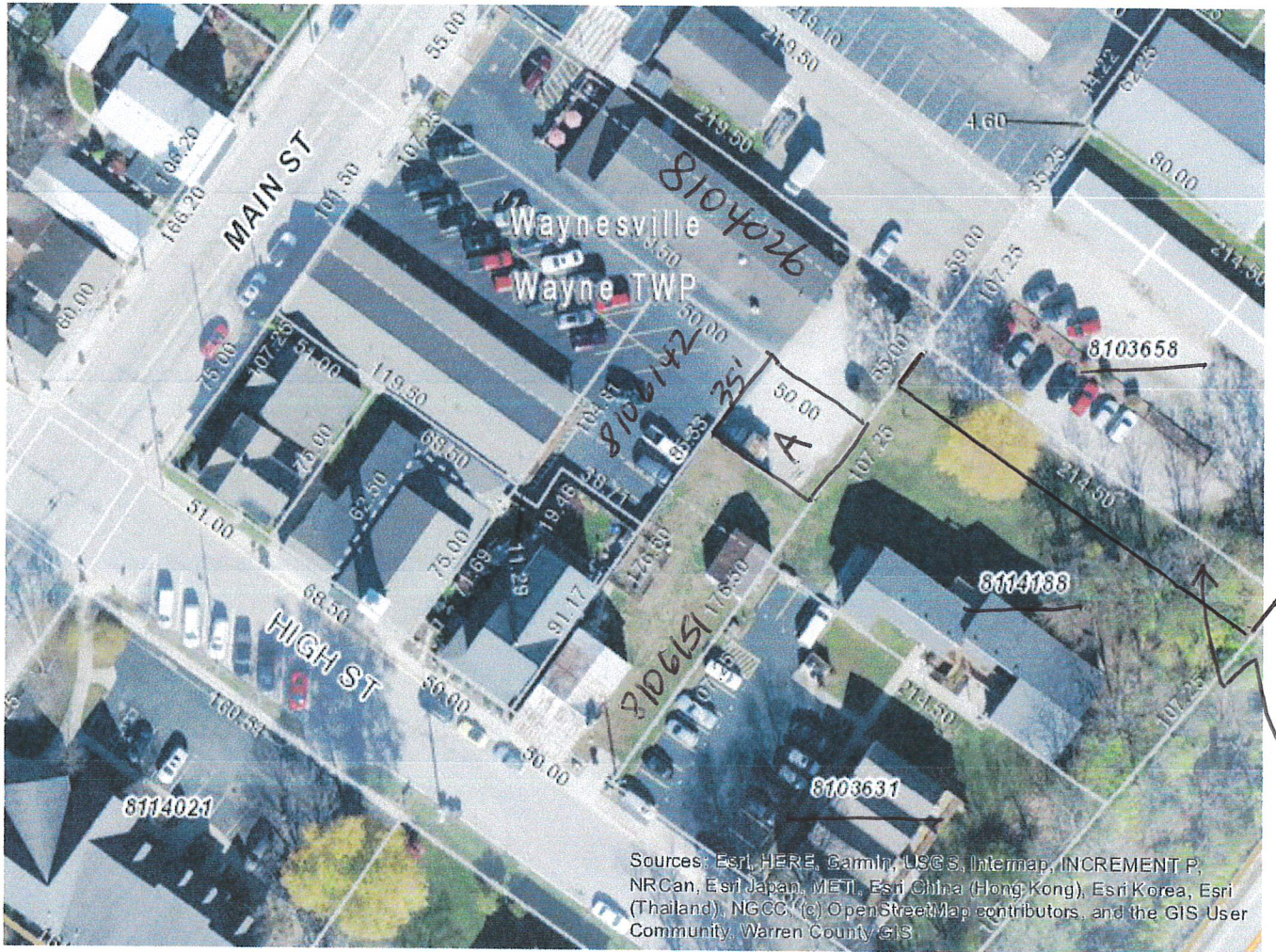
Application Approved: _____ Application Denied _____ Revise and Resubmit: _____

Date of Issuance: _____ Expiration Date: _____

Referred to Planning Commission/BZA: _____ Date: _____

Reviewed By: _____ Date: _____

Village Manager or designee

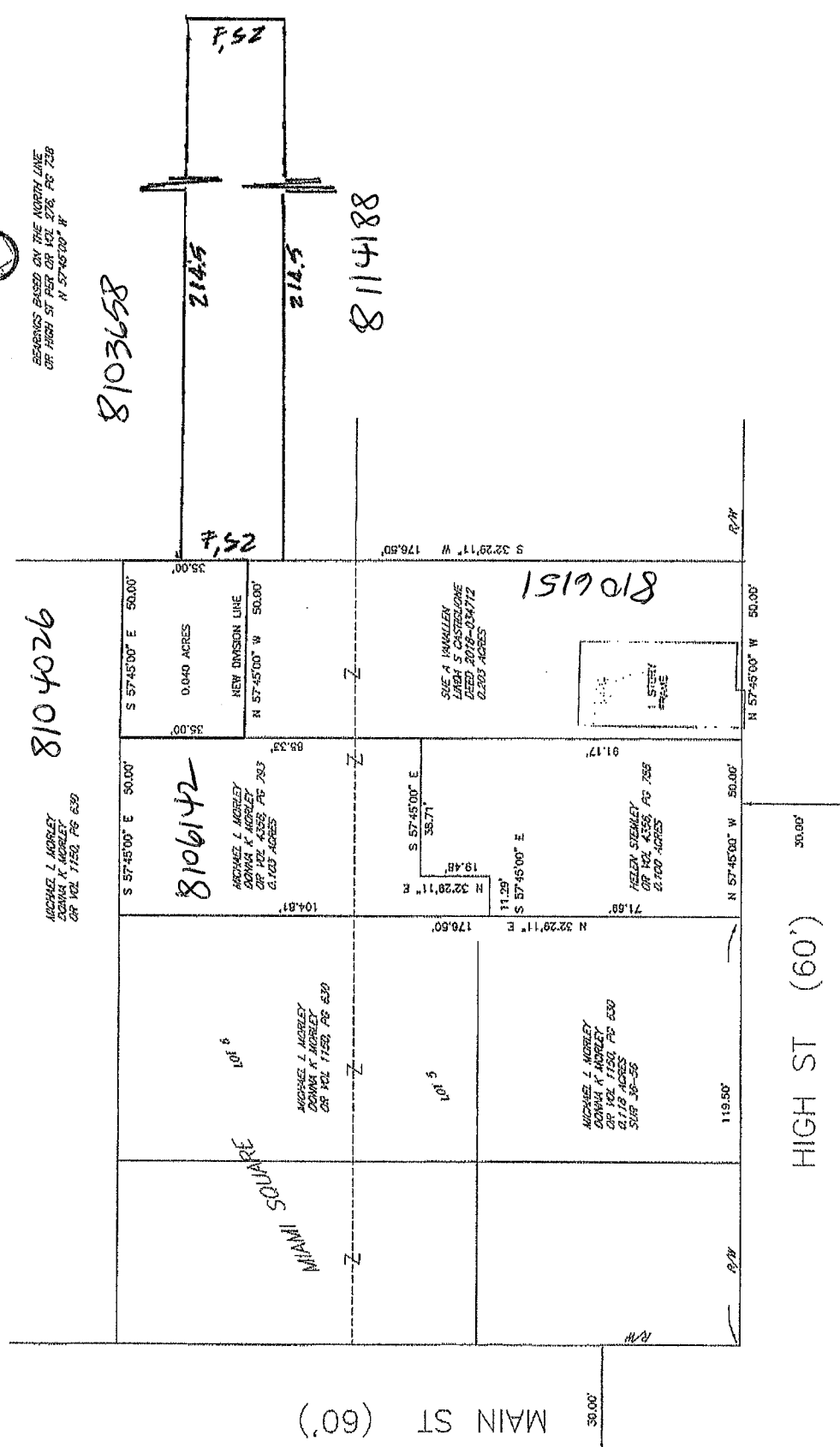


VOLUME _____ PLAT NO _____
 WARREN COUNTY ENGINEERS
 RECORD OF LAND SURVEYS /

PLAT OF SURVEY
 MICHAEL L MORLEY
 PART LOTS 5&6, MIAMI SQUARE
 SECTION 6, TOWN 4E, RANGE 4N
 VILLAGE OF WAYNESVILLE
 WARREN COUNTY, OHIO



BEARINGS BASED ON THE AGORA LINE
 OFF HIGH ST PER GR 104, 278, PG 238
 N 27°45'00" W



JUDGE ENGINEERING CO.
 1111 W. MAIN ST.
 COLUMBUS, OHIO 43260
 PHONE: 614-291-1411 FAX: 614-291-4468

Affected parcels for conveyance.

Parcel 8106151 (House 156 High) Deeded to: Oregonia Properties, Michael L Morley

Parcel 8103631 (Apt Building 132 High) Deeded to: Oregonia Properties, Michael L Morley

Parcel 8114188 (Apt Building 132 High) Deeded to: Oregonia Properties, Michael L Morley

Parcel 8104026 (Restaurant 144 S Main) Deeded to: Big Sky VFR, Lacie Sims

Parcel 8106142 (lot) Deeded to: Big Sky VFR, Lacie Sims

Parcel 8103658 (SNL 144 S Main) Deeded to Big Sky Store N Lock, Lacie Sims

Conveyance A:

Divide 35'x50' from North side of 8106151 (Morley) and convey to 8104026 (Sims)

Survey complete, pins set only need legal description and recording to complete.

Conveyance B:

Divide 25' x 214.50' from North side of 8114188 (Morley) to 8103658 (Sims)

Survey, pins, legal description and recording – pending preliminary approval from Waynesville Zoning.

There has been some question regarding if the approval is required from the Village of Waynesville or Warren County. I am seeking preliminary approval prior to completing survey, pin & legal description. The final documentation and prints would be resubmitted for final approval.

Michael Morley 937-620-7651

Jeffrey T. Jones - SESCO Group - Professional Surveyor

1201 E. David Rd.

Kettering, OH 45429

o 937-294-1441 ext. 122

c 937-470-6222



VILLAGE OF WAYNESVILLE, OHIO

PERMITS AND APPLICATIONS

RECEIPT # _____

FILE _____

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- Sign Permit
- Conditional Use Permit
- Shed/Garage Permit
- Horse Drawn Vehicle Permit
- Certificate of Occupancy
- Sidewalk, Curb, Gutter, or Driveway Construction Permit
- Street Closure Application Begin _____ End _____
- Fence Permit
- Temp Vendor's Permit
- Variance Request
- Zoning Compliance Certificate
- Other LOT SPLIT
- Certificate of Liability Insurance
- Attachments included (describe):

Location of Closure _____

Applicant Name <u>DANNY McCloud</u>	Property Owner Name <u>DANNY McCloud</u>
Applicant Address <u>595 Old Stage Rd.</u>	Property Owner Address <u>595 Old Stage Rd.</u>
Applicant Phone Number <u>937.371.8259</u>	Property Owner Phone Number <u>937.371.8259</u>
Applicant E-Mail <u>DANNY.McCloud@KetheringsHealth.org</u>	Property Owner E-Mail <u>SAME</u>
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: \$130.00 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.

Danny McCloud 1/6/22
 Signature of Property Owner or Authorized Agent 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: _____

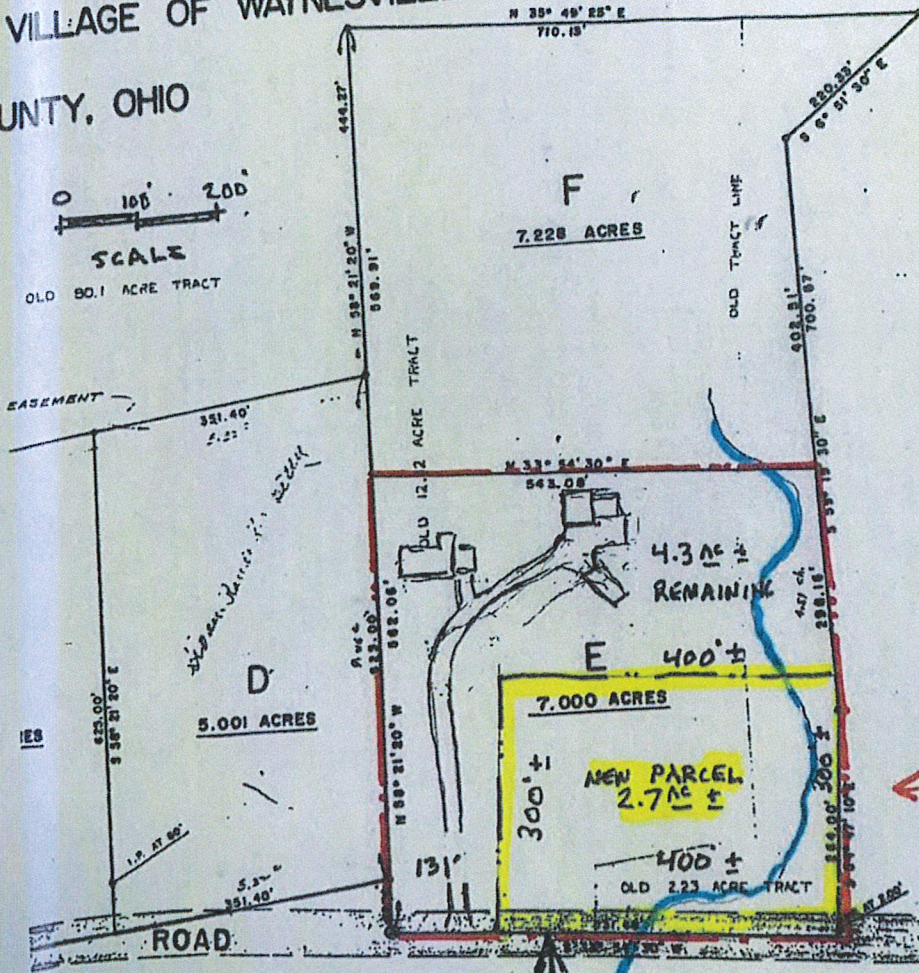
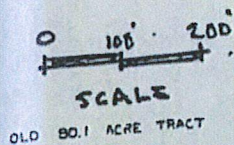
Village Manager or designee

VOLUME 22 PLAT NO. 162
WARREN COUNTY ENGINEERS
RECORD OF LAND DIVISION
DEED REFERENCE:
O.R. VOL. 591, PG. 197.

3 ESTATES

VILLAGE OF WAYNESVILLE

UNTY, OHIO



← PROPOSED
NEW PARCEL

SITE:
595 OLD STAGE RD
WAYNESVILLE 4506B
OWNER: DANNY J McCLOUD & SUSAN McCLOUD

PRELIMINARY LOT SPLIT PLAN

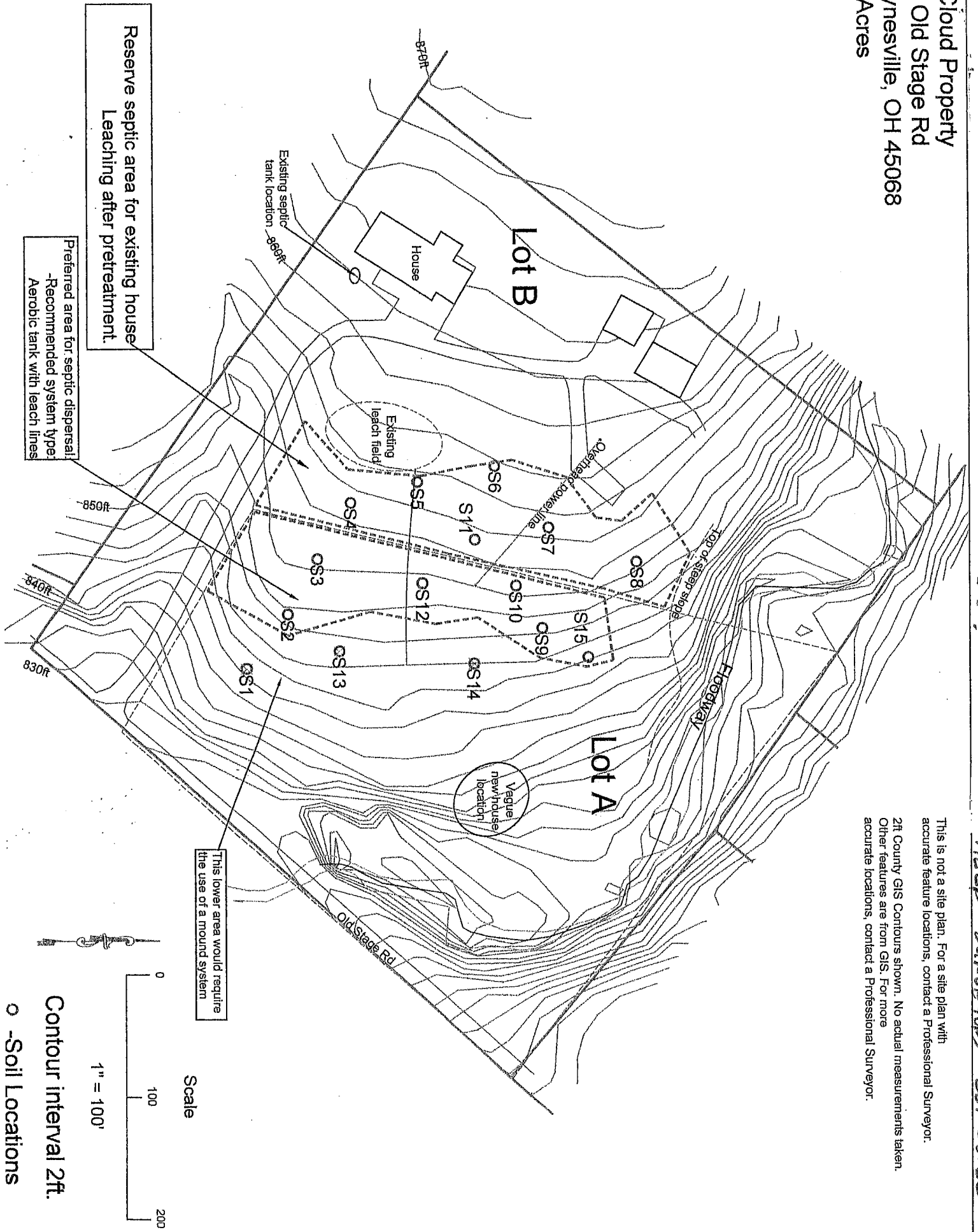
REINKE GROUP, INC
GEORGE REINKE, SR

SEPT. 3, 2021

McCloud Property
 595 Old Stage Rd
 Waynesville, OH 45068
 7.0 Acres

MRSP SURVEYORS LOT LINES

This is not a site plan. For a site plan with accurate feature locations, contact a Professional Surveyor.
 2ft County GIS Contours shown. No actual measurements taken. Other features are from GIS. For more accurate locations, contact a Professional Surveyor.



Reserve septic area for existing house
 Leaching after pretreatment.

Preferred area for septic dispersal
 -Recommended system type:
 Aerobic tank with leach lines

This lower area would require
 the use of a mound system

Contour interval 2ft.
 o -Soil Locations

Scale

1" = 100'

Table 3. Soil Infiltration Loading Rates. 595 Old Stage Rd. Lot# Soil#-s2, s3, s9, s10, s12,s15

Soil Characteristics		Soil Infiltration Loading RRate (gpd/ft2)		Row
Structure		CBOD5		
Texture	Shape	Grade	>25mg/L (septic tank effluent)	<=25mg/L (pretreated effluent)
COS, S, LCOS, LS FS, VFS, LFS, LVFS	--	0SG	0.8	1.6
	--	0M	0.2	0.6
CSL, SL	PL	1	0.2	0.5
		2,3	0	0
	PR/BK/GR	1	0.4	0.7
		2,3	0.6	1
FSL, VFSL	--	0M	0.2	0.5
		1,2,3	0	0
	PR/BK/GR	1	0.2	0.6
		2,3	0.4	0.8
L	--	0M	0.2	0.5
		1,2,3	0	0
	PR/BK/GR	1	0.4	0.6
		2,3	0.6	0.8
SIL	--	0M	0	0
		1,2,3	0	0
	PR/BK/GR	1	0.4	0.6
		2,3	0.6	0.8
SCL, CL, SICL	--	0M	0	0
		1,2,3	0	0
	PR/BK/GR	1	0.2	0.3
		2,3	0.4	0.6
SC, C, SIC	--	0M	0	0
		1,2,3	0	0
	PR/BK/GR	1	0	0
		2,3	0.2	0.3

Soil Characteristics		Hydraulic Linear Loading Rate (gpd/ft)												Row
		Slope 0-4%				Slope 5-9%				Slope >10%				
		Structure		Infiltrative Distance, (Inches)		Infiltrative Distance, (Inches)		Infiltrative Distance, (Inches)		Infiltrative Distance, (Inches)		Infiltrative Distance, (Inches)		
COS, S, LCOS, LS	Shape	Grade	8-12	24-48	8-12	24-48	8-12	24-48	8-12	24-48	8-12	24-48	24-48	1
	--	OSG	4.0	6.0	5.0	7.0	6.0	8.0	6.0	7.0	6.0	7.0	8.0	
FS, VFS, LFS, LVFS	Shape	OSG	3.5	5.5	4.0	6.0	4.0	5.0	5.0	6.0	5.0	6.0	7.0	2
	--	OM	3.0	4.0	3.6	4.1	4.1	4.6	5.0	6.0	5.0	6.0	7.0	
CSL, SL	PL	1	3.0	4.0	3.6	4.1	4.1	4.6	4.0	5.0	4.0	5.0	6.0	4
	2,3	2,3											5	
FSL, VFSL	PR/BK/	1	3.5	5.5	4.0	6.0	5.0	6.0	5.0	6.0	5.0	6.0	7.0	6
	GR	2,3	3.5	5.5	4.0	6.0	5.0	6.0	5.0	6.0	5.0	6.0	7.0	
L	--	OM	2.0	2.6	2.4	2.7	3.0	3.0	2.7	3.2	2.7	3.2	3.7	8
	PL	1,2,3											9	
SIL	PR/BK	1	3.0	4.0	3.3	3.8	4.3	4.3	3.6	4.1	3.6	4.1	4.6	10
	GR	2,3	3.3	4.3	3.6	4.1	4.6	4.6	3.9	4.4	3.9	4.4	4.9	
SIL	--	OM	2.0	2.6	2.4	2.7	3.0	3.0	2.4	2.7	2.4	2.9	3.4	16
	PL	1,2,3											17	
SIL	PR/BK	1	2.4	2.7	2.7	3.0	3.3	3.3	3.0	3.5	3.0	3.5	4.0	18
	GR	2,3	2.7	3.0	3.0	3.5	4.0	4.0	3.3	3.8	3.3	3.8	4.3	
SCL, CL, SICL	--	OM												20
	PL	1,2,3												
SCL, CL, SICL	PR/BK	1	2.0	2.5	3.0	3.2	3.2	3.2	2.4	2.9	2.4	2.9	3.4	22
	GR	2,3	2.4	2.9	3.4	3.3	3.3	3.3	3.0	3.5	3.0	3.5	4.0	
SC, C, SIC	--	OM												24
	PL	1,2,3												
SC, C, SIC	PR/BK	1												26
	GR	2,3	2.0	2.5	3.0	2.7	3.2	3.2	2.4	2.9	2.4	2.9	3.4	



VILLAGE OF WAYNESVILLE, OHIO

PERMITS AND APPLICATIONS

RECEIPT # _____

FILE _____

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

- | | |
|--|---|
| <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Fence Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Temp Vendor's Permit |
| <input type="checkbox"/> Shed/Garage Permit | <input type="checkbox"/> Variance Request |
| <input type="checkbox"/> Horse Drawn Vehicle Permit | <input type="checkbox"/> Zoning Compliance Certificate |
| <input type="checkbox"/> Certificate of Occupancy | <input checked="" type="checkbox"/> Other <u>CONSOLIDATION PLAN</u> |
| <input type="checkbox"/> Sidewalk, Curb, Gutter, or Driveway Construction Permit | <input type="checkbox"/> Certificate of Liability Insurance |
| <input type="checkbox"/> Street Closure Application Begin _____ End _____ | <input type="checkbox"/> Attachments included (describe): |

Location of Closure _____

<u>STEVE FOLEY</u>	<u>OSAGE DEVELOPMENTS, LLC</u>
Applicant Name	Property Owner Name
<u>8445 NEW BURLINGTON RD WAYNESVILLE</u>	<u>(SAME)</u>
Applicant Address	Property Owner Address
<u>513-267-7742</u>	<u>(SAME)</u>
Applicant Phone Number	Property Owner Phone Number
<u>QUIETTHYMEHILL@AOL.COM</u>	Property Owner E-Mail
Applicant E-Mail	
<u>172 NORTH STREET</u>	
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: \$ 170.00 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.

[Signature] MANAGER 7/8/22
Signature of Property Owner or Authorized Agent 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

KING-HASSELBRING & ASSOCIATES

Civil Engineers & Land Surveyors

9200 Montgomery Road, Suite 21-B

Cincinnati, Ohio 45242

Telephone (513) 932-3806

www.kinghasselbring.com

COPY

Principal:
J. Timothy King, PE-PS

Paul E. Hasselbring, PE-PS
Emeritus

January 29, 2022

Mr. Bob Fox, PS
Tax Map Department-Warren County
406 Justice Drive
Lebanon OH 45036

Subj: CONSOLIDATION PLAT--MYLAR

Ref: 172 North Street
Osage Development, LLC

Job No.: 21-11856

Mr. Fox:

Enclosed for filing is one Mylar copy of CONSOLIDATON PLAT for
172 North Street in Waynesville.

Also enclosed is one (1) copy of the Legal Description associated
with this Plat.

Should you have any questions regarding this matter, please feel
free to contact me at your convenience. Thank you.

Sincerely,

KING-HASSELBRING & ASSOCIATES



J. Timothy King, PE-PS
President

JTK/cr

Encl: documents

File: WARREN COUNTY TAX MAP OFFICE.LTR

KING-HASSELBRING & ASSOCIATES

Civil Engineers & Land Surveyors

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Cincinnati, Ohio 45242

Telephone (513) 932-3806

www.kinghasselbring.com

Principal:
J. Timothy King, PE-PS

Paul E. Hasselbring, PE-PS
Emeritus

FILE: FOLEY_NORTH_C_TRACT_A.LGL
FILE NO.: 21-11856

January 27, 2022
Page 1 of 2

LEGAL DESCRIPTION

TRACT 'A'

0.3983 ACRES

Situated in Section 6, Town 4, Range 4, Wayne Township, Village of Waynesville, Warren County, Ohio, and also being part of Out Lot One (1), Original Plat of the Village of Waynesville, as recorded in Transcribed Record (T.R.), Page 314, and being more particularly described as follows:

Commencing at the intersection of the original north right-of-way line of North Street, with the west right-of-way line of U.S. Route 42, as dedicated in T.R. 1, Pg. 314;

THENCE with the west line of U.S. Route 42, North 35 degrees 50 minutes 10 seconds East, for a distance of 15.00 feet, with the east line of a State of Ohio tract, as recorded in Deed Book 31, Page 92;

THENCE with the north line of the State of Ohio tract, recorded in Deed Book 31, Page 91, North 53 degrees 35 minutes 50 seconds West for a distance of 103.86 feet, to an existing cross notch, said point is also witnessed by an existing iron pin, lying at North 35 degrees 36 minutes 40 seconds East, at a distance of 0.10 feet, and the real point of beginning for this description;

THENCE continuing with the north line of the State of Ohio tract, North 53 degrees 35 minutes 50 seconds West for a distance of 102.39 feet to the east right-of-way line of Marvins Lane (a 18 foot wide public alley) and a set 5/8" Iron Pin and Cap;

THENCE with the east line of said Marvins Lane, North 35 degrees 50 minutes 10 seconds East for a distance of 111.46 feet to a set 5/8" Iron Pin and Cap;

Continued . . .

KING-HASSELBRING & ASSOCIATES
CIVIL ENGINEERS
CINCINNATI, OHIO

FILE: FOLEY_NORTH_C_TRACT_A.LGL
FILE NO.: 21-11856

January 27, 2022
Page 2 of 2

LEGAL DESCRIPTION
TRACT 'A'
0.3983 ACRES

THENCE along the south line of another Out Lot One (1) tract, owned by Linda Mayfield, as recorded in Official Record 3064, Page 161, South 54 degrees 09 minutes 50 seconds East for a distance of 206.24 feet, to the dedicated right-of-way line of U.S. Route 42, and a set 5/8" Iron Pin and Cap;

THENCE along the west (as dedicated) right-of-way line of U.S. Route 42, South 35 degrees 50 minutes 10 seconds West for a distance of 56.75 feet, to a set 5/8" Iron Pin and Cap;

THENCE leaving the west (as dedicated) right-of-way line of U.S. Route 42, along the north line of another Out Lot One (1) tract, 5,846 square foot tract, owned by Sheryl L. Spires & James B. Turner, as recorded in Doc. No.: 2014-003787, North 54 degrees 09 minutes 50 seconds West for a distance of 104.07 feet to an existing Iron Pin;

THENCE along the north west line of the Out Lot One (1) tract, owned by Sheryl L. Spires and James B. Turner, South 35 degrees 36 minutes 40 seconds West for a distance of 55.72 feet to the north line (as dedicated by the State of Ohio tract in D.B. 31, Pg. 92) of North Street, and the place of beginning; Containing in all 0.3983 acres, and subject to any and all easements and legal highways of record.

Being all of the premises in Out Lot One (1), Original Plat of the Village of Waynesville, as recorded in Transcribed Record (T.R.) 1, Page 314, owned by Osage Developments, LLC, as recorded in Official Record 2006, Page 945 in the Warren County Recorder's Office.

Basis of Bearings is the Deed of Record: Official Record 2006 Page 945;

This Legal Description was prepared from a survey by KING-HASSELBRING & ASSOCIATES, Civil Engineers and Land Surveyors, dated January 13, 2022, and revised on January 27, 2022 and written by J. Timothy King, P.S., Professional Land Surveyor, State of Ohio Registration No. 6549. The survey of which is filed in Volume _____, Plat No. _____, of the Warren County Engineer's Record of Land Surveys.

Building proposal

172 North Street
Waynesville, OH 45068

Provided by

Ball Woodworking, LLC
Phil & Jodee Ball
5337 Lytle Road
513-288-3015 513-850-3683

In consideration of the property located at 172 North Street, we have placed an offer to purchase the lot on the contingency that our building plan will be approved. We feel that a business like Ball Woodworking would be a perfect fit in the Village.

This property has been vacant for many years and has thus become an eyesore to the community. As businesses are improving their properties nearby (i.e. the laundromat), it is an ideal time to continue that progress moving toward St. Rt. 42.

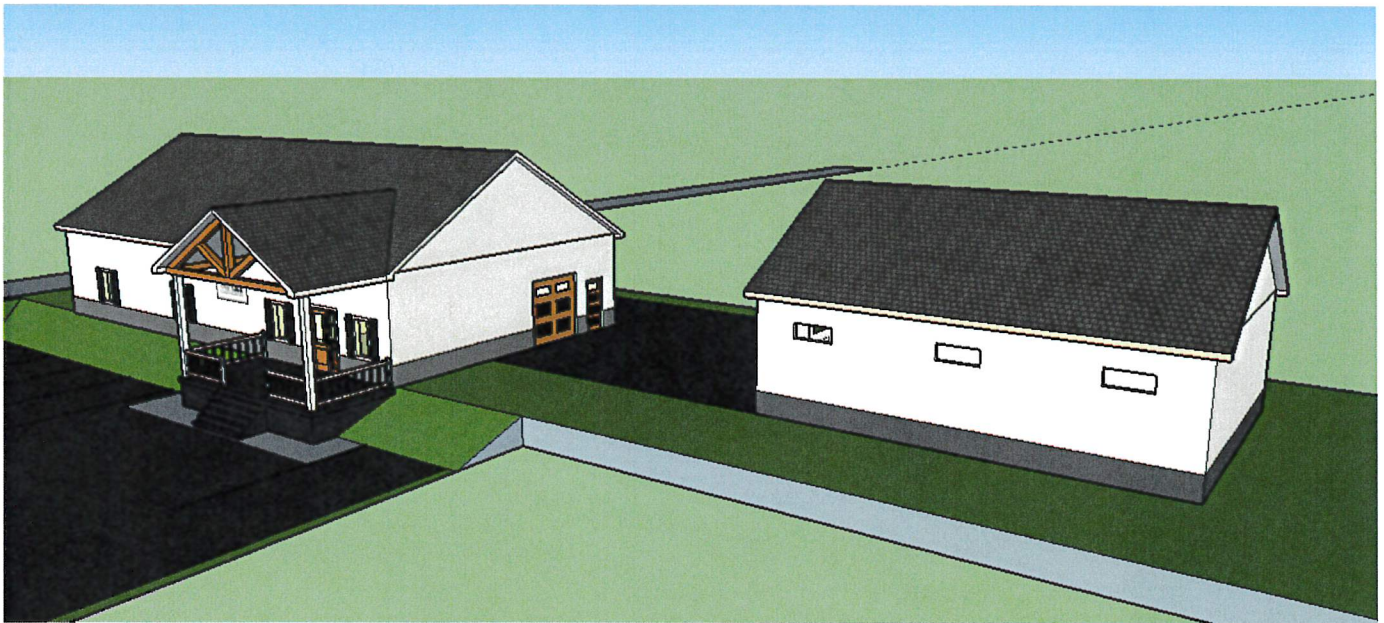
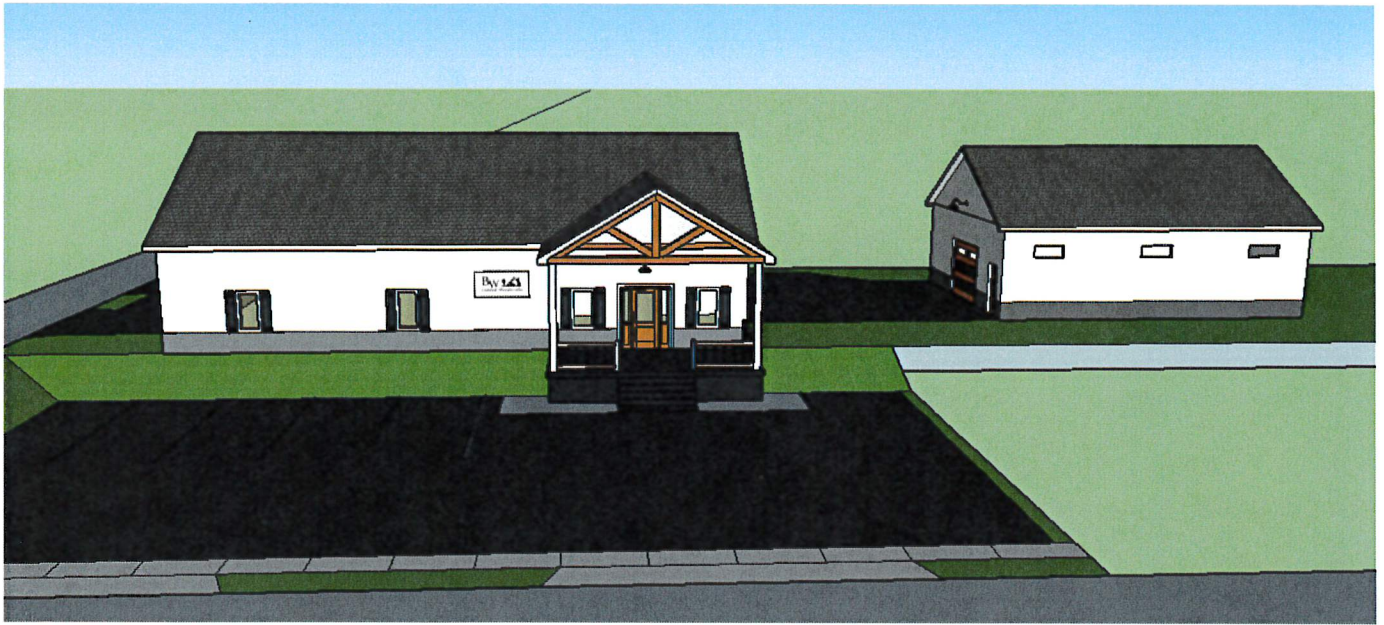
At our residential property, we take pride in the landscaping, curb appeal, and upkeep of our home. We would treat 172 North Street with the same level of care and attention to detail.

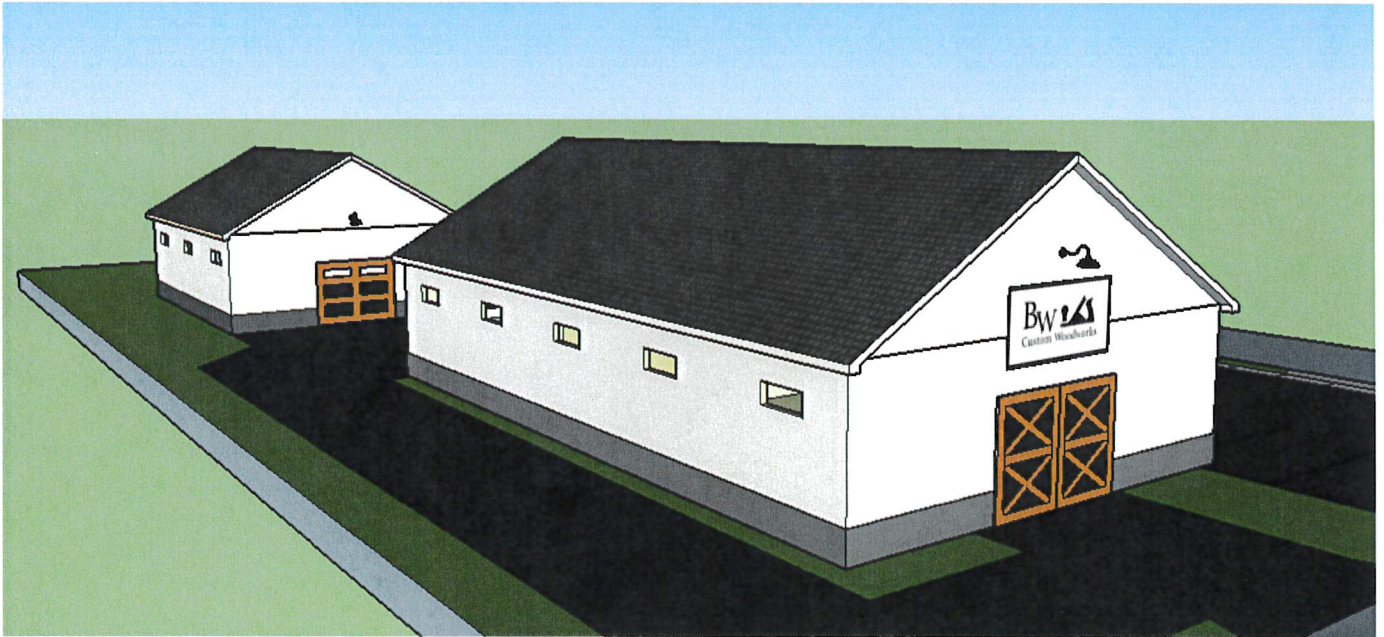
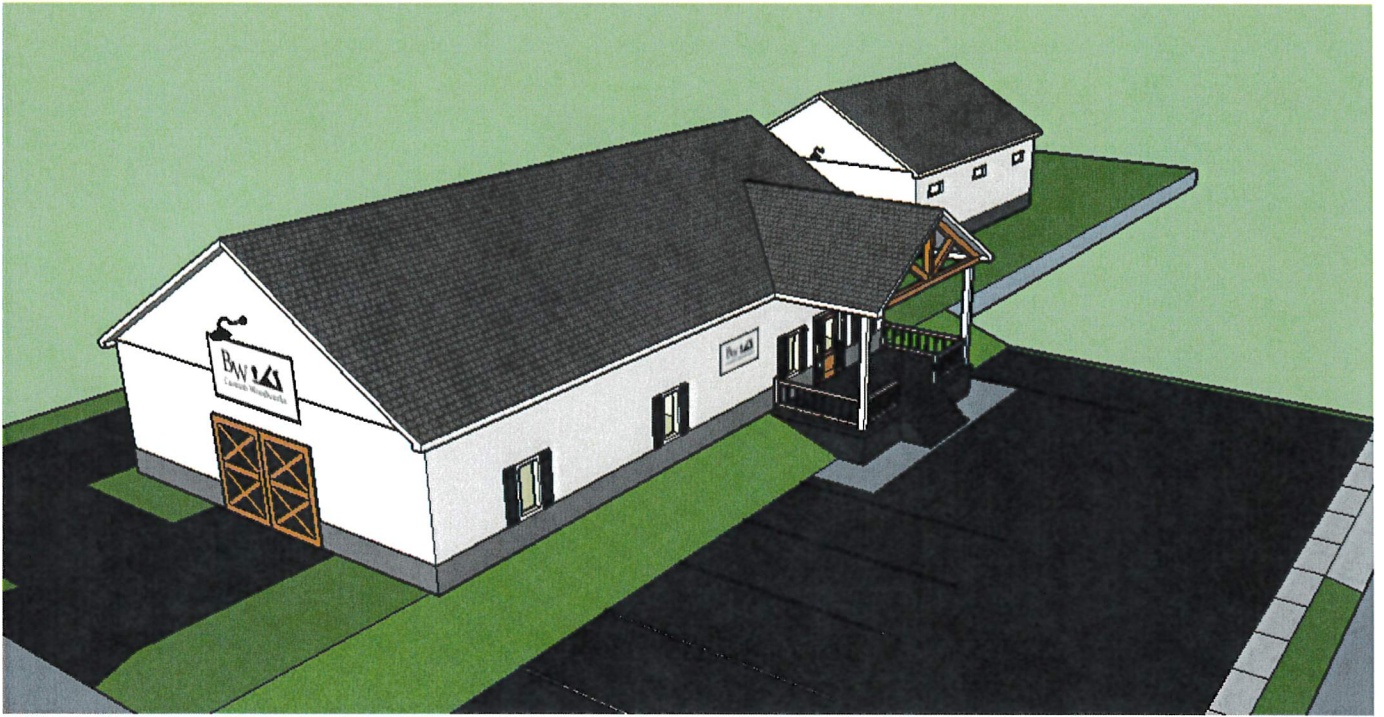
This property appealed to us because of its location, size, and overall potential; however, its nonconforming shape and the current setback allocations are a barrier to purchasing this property and turning it into something viable for the community. For this reason, we will have to file a variance in hopes of gaining approval to maximize the potential of the property.

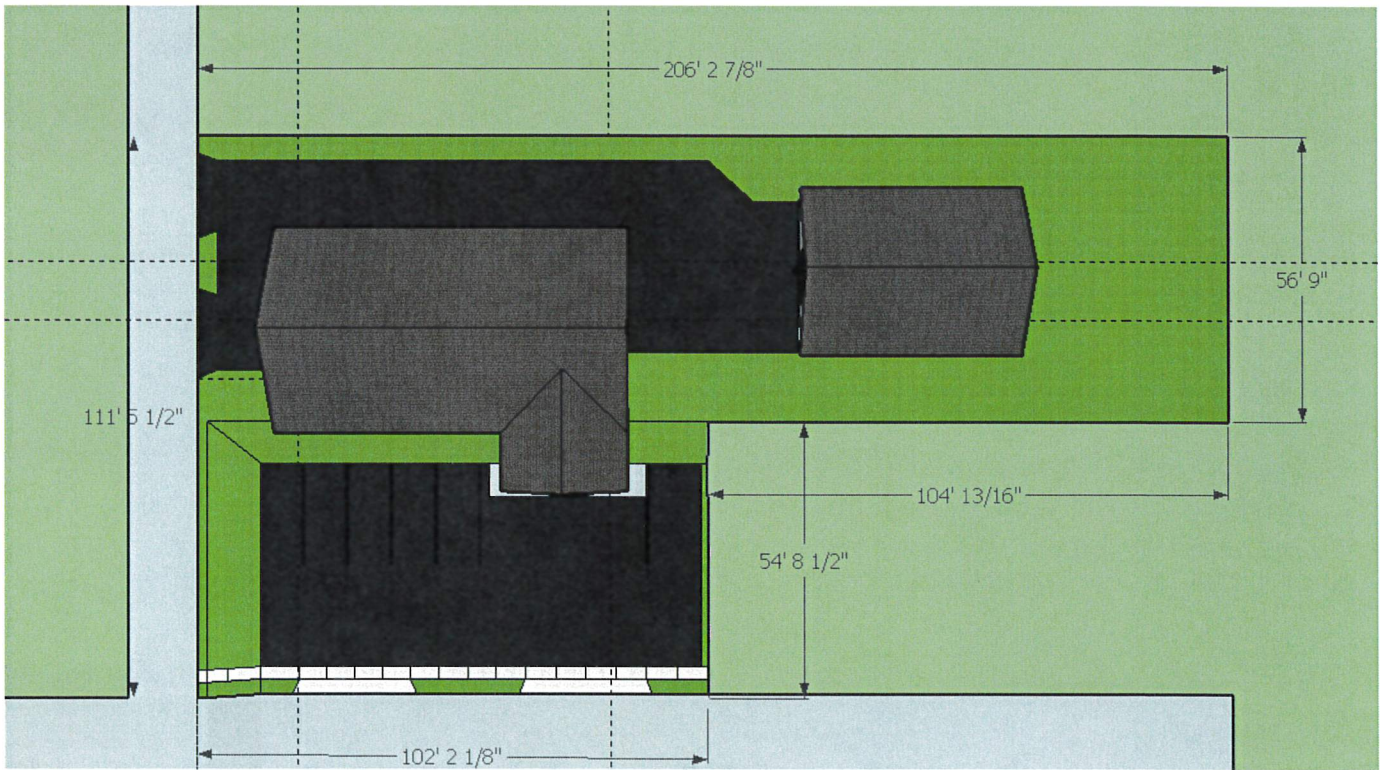
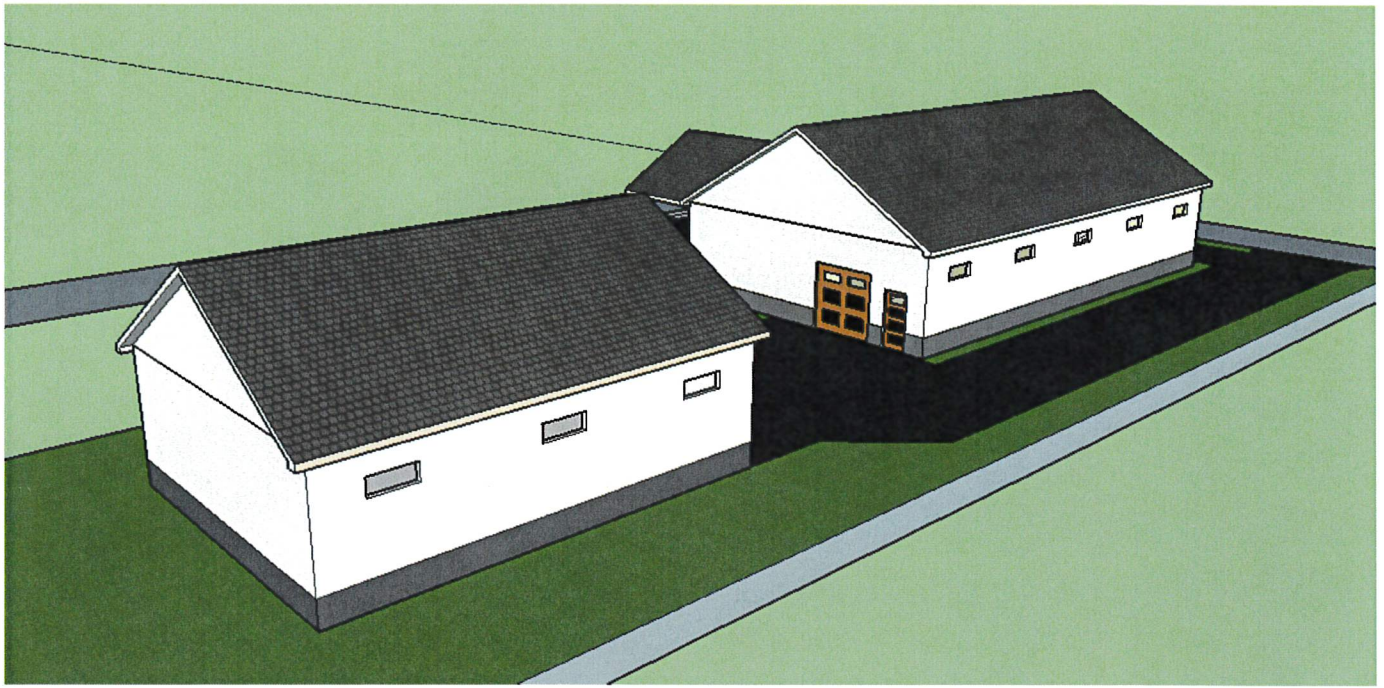
Please review the following images. We have created these as a rough plan that can be shared with a builder. We plan to build two buildings, one a primary office/workshop (phase 1) and the second a garage for storage and related use (phase 2). Note the final image that includes property guides and measurements.

Thank you for your time and consideration of this matter! We look forward to discussing it further at the upcoming meeting.

Phil & Jodee









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 Conceptual Plan Review
Final PERMIT
Preliminary

Sidewalk, Curb, Gutter, or Driveway Construction Permit

Certificate of Liability Insurance

Street Closure Application Begin _____ End _____

Attachments included (describe):

Location of Closure _____

Applicant Name

JEROME HOFFMANN

Property Owner Name

JEROME HOFFMANN

Applicant Address

10990 STATE 48 SPRINGBORO, OH.

Property Owner Address

937-478-0480

Applicant Phone Number

IRMIH@ATT.NET

Property Owner Phone Number

Applicant E-Mail

INTERSECTION STRT 42 & STRT 73

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: \$350.00 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.

Signature of Property Owner or Authorized Agent

2-19-22

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



Stantec Consulting Services Inc.
 100 Aberdeen Road
 Columbus, Ohio 43240
 Phone: 614.233.2200

Client/Project:
 Jerry Hoffman
 Waynesville Road and SR 70
 Warrensville, Ohio

Title:
 PROPERTY EXHIBIT

Project No.:
 17432405

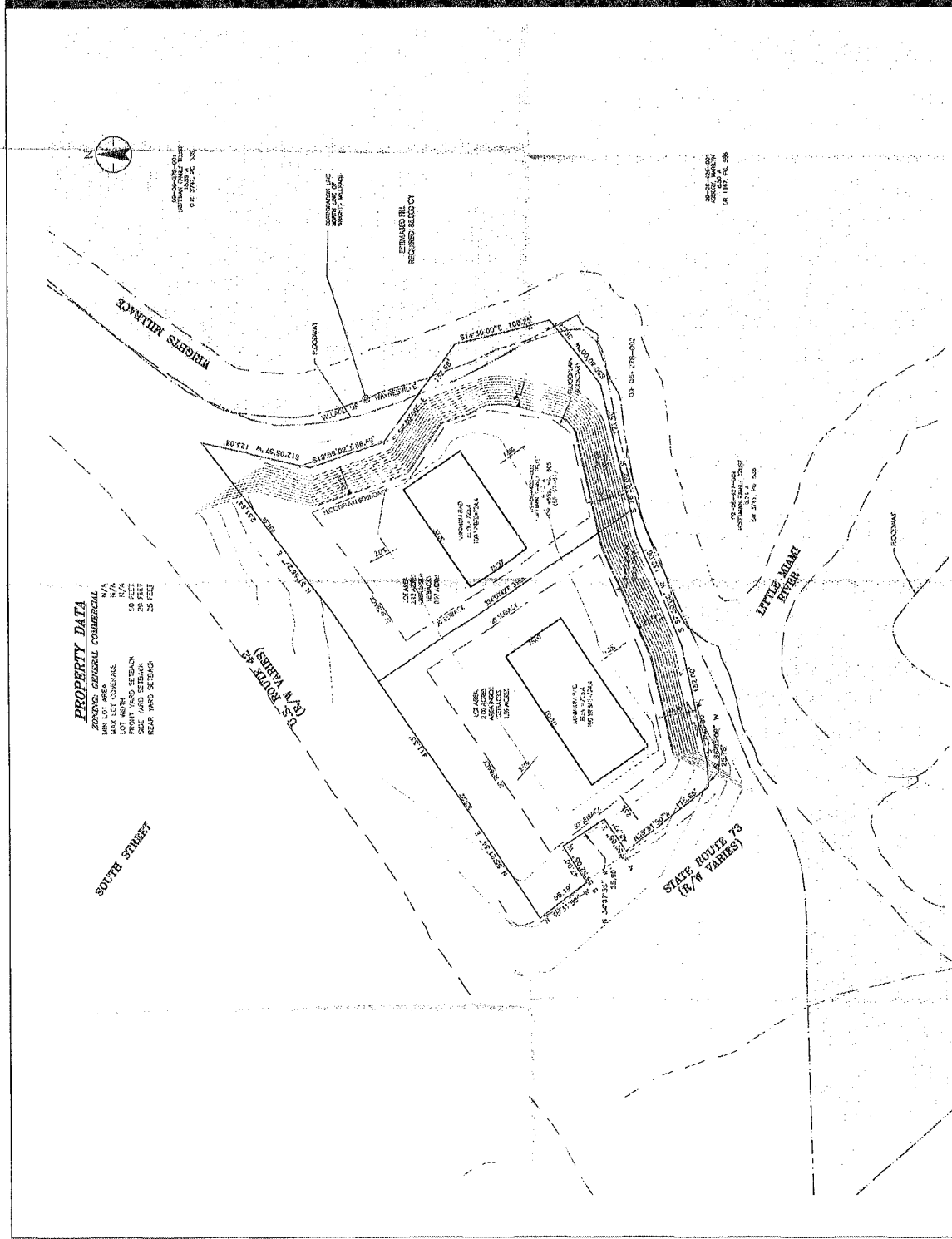
Drawing No.:
 Sheet

Scale:
 1" = 50'

Revised:
 1 of 1

Note:
 1. Portions are in NAD 83

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/11/17	ISSUED FOR PERMIT	JH	ML
2	01/11/17	ISSUED FOR PERMIT	JH	ML
3	01/11/17	ISSUED FOR PERMIT	JH	ML
4	01/11/17	ISSUED FOR PERMIT	JH	ML
5	01/11/17	ISSUED FOR PERMIT	JH	ML
6	01/11/17	ISSUED FOR PERMIT	JH	ML
7	01/11/17	ISSUED FOR PERMIT	JH	ML
8	01/11/17	ISSUED FOR PERMIT	JH	ML
9	01/11/17	ISSUED FOR PERMIT	JH	ML
10	01/11/17	ISSUED FOR PERMIT	JH	ML



DATE: 01/11/17