

APPLICATION FOR ZONING AMENDMENT OR CHANGE

St Albans Township, Licking County, Ohio

Application Number _____

The Undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning classification as specified below:

1. Name of applicant CONNIE J. KLEMT ATTORNEY
2. Mailing Address P.O. BOX 991 PATASKALA OH 43062
 Phone Number Home 614 374 8488, Other _____
MOBILE:
3. Location Description: Subdivision SEE ATTACHED
 (if not in a subdivision attach a legal description)
4. Existing use AGRICULTURE
5. Present Zoning District AG
6. Proposed use READY MIX CONCRETE MANUFACTURING
7. Proposed Zoning District MANUFACTURING & DISTRIBUTION (M&D)
8. Supporting information: Attach the following items to the application.
 - ✓ (1) A vicinity map showing property lines, streets, existing, and proposed zoning SEE ATTACHED
 - ✓ (2) A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed Rezoning. SEE ATTACHED
 - ✓ (3) A statement of how the proposed rezoning relates to the Comprehensive Plan. SEE ATTACHED
 - ✓ (4) The proposed amendment to the zoning map or text in resolution form, approved as to form by the Township Legal Advisor.
 - ✓ (5) Fee as established according to section 312.
SEE ENCLOSED

Connie J Klemt 6/1/23
Applicant

Date 5/11/23

"WATCO"; OWNER
By: Frank E Watson
GENERAL PARTNER

SUMMARY OF REQUEST

REZONING

Approximately 13 acres

The subject "Property" is approximately 13 acres. It is currently part of a 55+ acre parcel that is located on the north side of Moots Run Road and the east side of Johnstown-Alexandria Rd (37) just north of the exit/entrance to SR161. The Property is located along the east boundary of the 55+ acre parcel.

The Property is adjacent on its north to property zoned Light Manufacturing that is used as a quarry, on its east by property zoned AG that is farmed, on its south by property zoned General Business that is farmed, and on its west by 37 and property zoned AG that is farmed.

The request is to rezone the Property to Manufacturing & Distribution ("M&D"). The purpose of the M&D district is to provide business uses that don't create a nuisance. The proposed business use of the Property is for ready-mix concrete preparation, sales and offices. The company requesting the use is Ernst Concrete.

USE: Sale and manufacturing of ready mix concrete. No mining will occur on the Property. All aggregates to make the concrete will be brought to the Property for mixing. The concrete is then put directly into mixer trucks for delivery to clients.

ERNST CONCRETE: Ernst Concrete is a family owned business operated and based in Ohio. The proposed location will provide a service to local people and companies and will be easily accessible to and from SR161.

COMPREHENSIVE PLAN: The Comprehensive Plan provides that the 55+ acres and the land south of the 55+ acres adjacent to SR161 that is zoned General Business be used for commercial uses. This designation "accommodates the full range of sales and service activities. These uses may occur along arterial highways." (p. 15) The proposed sales and services proposed by Ernst Concrete and its proposed location fit this designation. In addition, the Comprehensive Plan provides that uses and design will depend on locational factors such as compatibility with adjacent uses, availability of highway capacity, ease of access and availability of public services and facilities. According to the Comprehensive Plan, the proposed 13 acre site and the adjacent acreage is intended to be used for business/commercial purposes, has highway capacity and ease of access, and has the public services and facilities needed to operate.

SECTION 604 GENERAL STANDARDS FOR ZONING AMENDMENTS:

1. The proposed business/commercial use is harmonious with the Township's Comprehensive Plan and accounts for its objectives for a business/commercial use: it is a sales and service activity, it will be located along an arterial highway, it will have ease of access, and it will have availability of public services and facilities.
2. The site will be designed, constructed, operated and maintained to be harmonious in appearance and the intended character of the area. The buildings and lot layout fit the "agriculture" and rural theme of the area (see the site plan and building design and local agricultural improvements)
3. The proposed use will not be hazardous or disturbing to existing or future business/commercial uses.
4. The site is adequately served by essential public facilities and services.
5. The proposed business/commercial use will not create excessive additional requirements at public cost of public facilities and services and will not be detrimental to the economic welfare of the community. It

will do the opposite. The proposed business/commercial use will serve and support the economic welfare of the community.

6. The proposed location of the business accommodates the use and does not produce excessive negative results such as smoke, fumes, traffic, noise, etc.

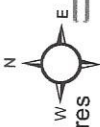
7. The proposed site plan delineates the vehicular approach to the property which is designed to not create interference with traffic on surrounding public thoroughfares.

8. The proposed site plan does not disturb the existing mature wooded area of the property, provides additional mounding and landscaping along its streetscape and frontage, has a building setback of approximately 294', and designates the rear of the property for activity. And, the proposed business will not result in destruction, loss, or damage of a natural, scenic or historic feature of major importance,

OnTrac Property Map



May 4, 2023



- Owner Name & Acres
- Centerline Labels**
 - Interstate/US/State Route
 - County Road
 - Township Road
 - Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line
- County Boundary



LICKING COUNTY TAX MAP

SITE & LANDSCAPING PLAN



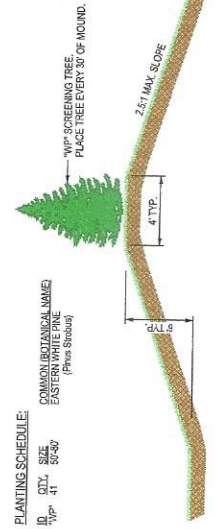
WATCO
 PAR. NO. 086-19260-00.000
 ZONING: "SFG" GENERAL BUSINESS
 PAR. NO. 086-17229-00.000
 ZONING: "SFG" GENERAL BUSINESS
WATCO
 PAR. NO. 086-19260-00.000
 ZONING: "AG" AGRICULTURE
 PAR. NO. 086-19260-00.000
 ZONING: "AG" AGRICULTURE

OWNER: WATCO
ADDRESS: MOOTS RUN ROAD
 AUDIORS PAR. NO. 086-17229-00.000
SITE AREA: 42.510 AC. (REMANDED)
 42.510 AC. (REMANDED)

EXISTING ZONING: "AG" - AGRICULTURE
EXISTING USE: AGRICULTURE
PROPOSED ZONING: "M3D" - MANUFACTURING & DISTRIBUTION
PROPOSED USE: NONHazardous Mineral Product Manufacturing (INACS CODE 327)

DEVELOPMENT STANDARDS:
 MIN. LOT SIZE: 3.0 AC.
 MIN. FRONT (FROM RW): 70' (FROM RW)
 MIN. SIDE (FROM CL): 100' (FROM CL)
BUILDING SETBACKS:
 50' FRONT (TO RESIDENTIAL)
 40' REAR
 50' FRONT
 50' SIDE REAR (IF ADJACENT TO RESIDENTIAL)

MOUND TYPICAL SECTION



PRINTED SHEETS 31/11
 SHEETS 31/11

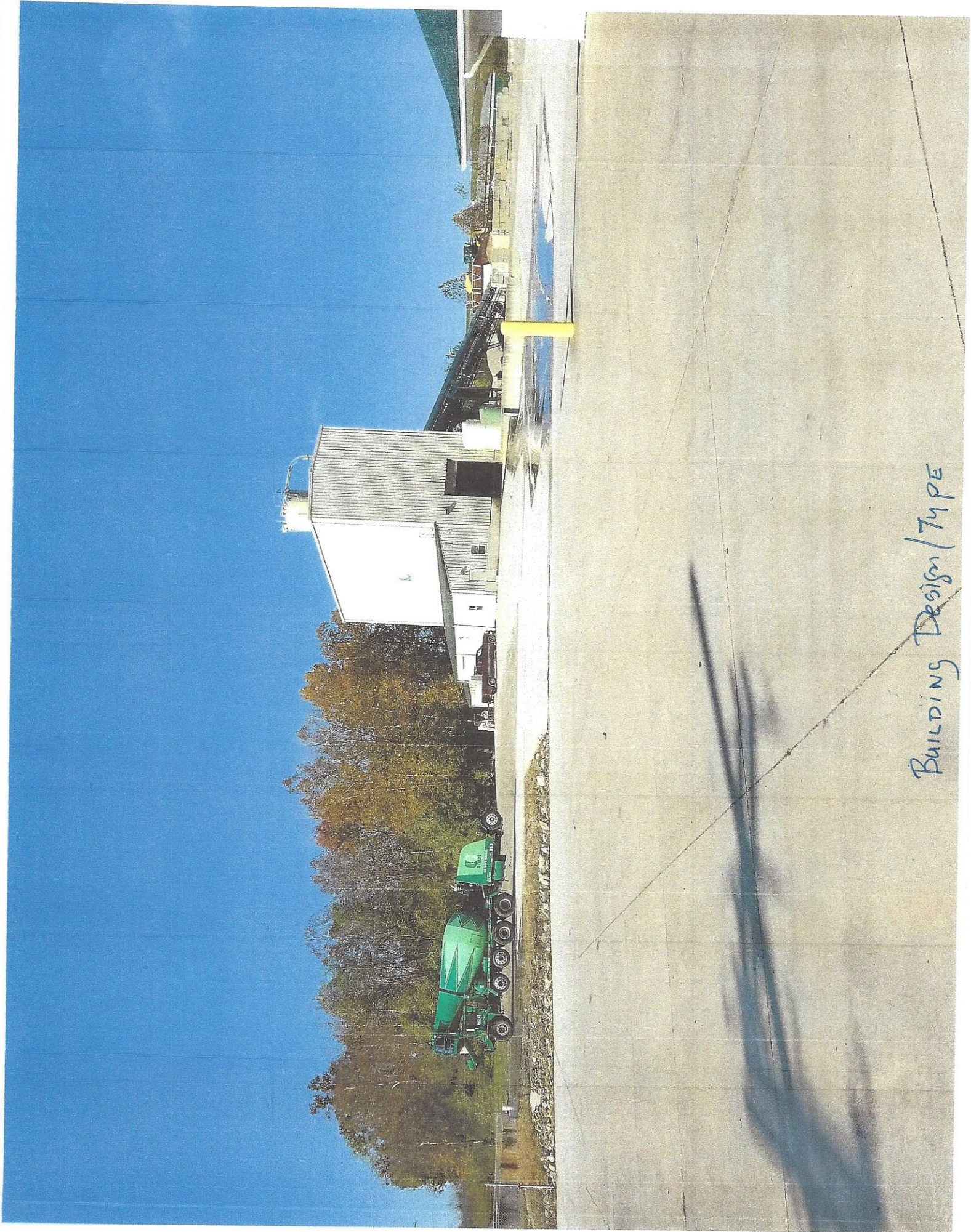
ADP
 100' SCALE IN FEET
 HORIZONTAL
 SCALE IN FEET
 50'
 100'

REVISIONS:

NO.	DATE	DESCRIPTION

SITE & LANDSCAPING PLAN
 ST. ALBANS TWP., LICKING COUNTY
 ERNST CONCRETE
 ALEXANDRIA-GREENFIELD SITE

DATE: 7/2023
 JOB FOLDER: 11
 Recycled Paper



Building Design / Type

LOCAL AGRICULTURE IMPROVEMENTS

Untitled Map

Write a description for your map.

Legend



Google Earth

© 2023 Google

364 ft



LOCAL AGRICULTURE IMPROVEMENTS

Untitled Map

Write a description for your map.

Legend



Google Earth

© 2023 Google

7.92 ft



WATCO
1949 Johnstown Utica Rd
Utica, Ohio 43080

James E. Geiger
1532 Tharp Rd
Alexandria, Ohio 43001

John E & Betty F
Hankinson, Trustees
4502 Moots Run Rd
Alexandria, Ohio 43001

Church of Christ at
Alexandria
5380 Moots Run Rd
Alexandria, Ohio 43001

Daniel & Janelle Ream
5377 Moots Run Rd
Alexandria, Ohio 43001

**PLAT OF SURVEY
BAKER PARCEL**

SITUATED IN LOTS 30, 31, & 32 4TH QTR., TWP 2N, RNG 14W,
USML ST. ALBANS TWP, LICKING COUNTY, OHIO

LEGEND

- Iron Pin Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap
- Angle Point

BASIS OF BEARINGS

Ohio State Plane Gnd, South Zone, NAD83(2011)

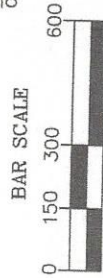
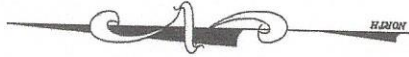
I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

Todd D. Willis 8/17/15

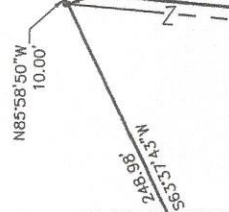
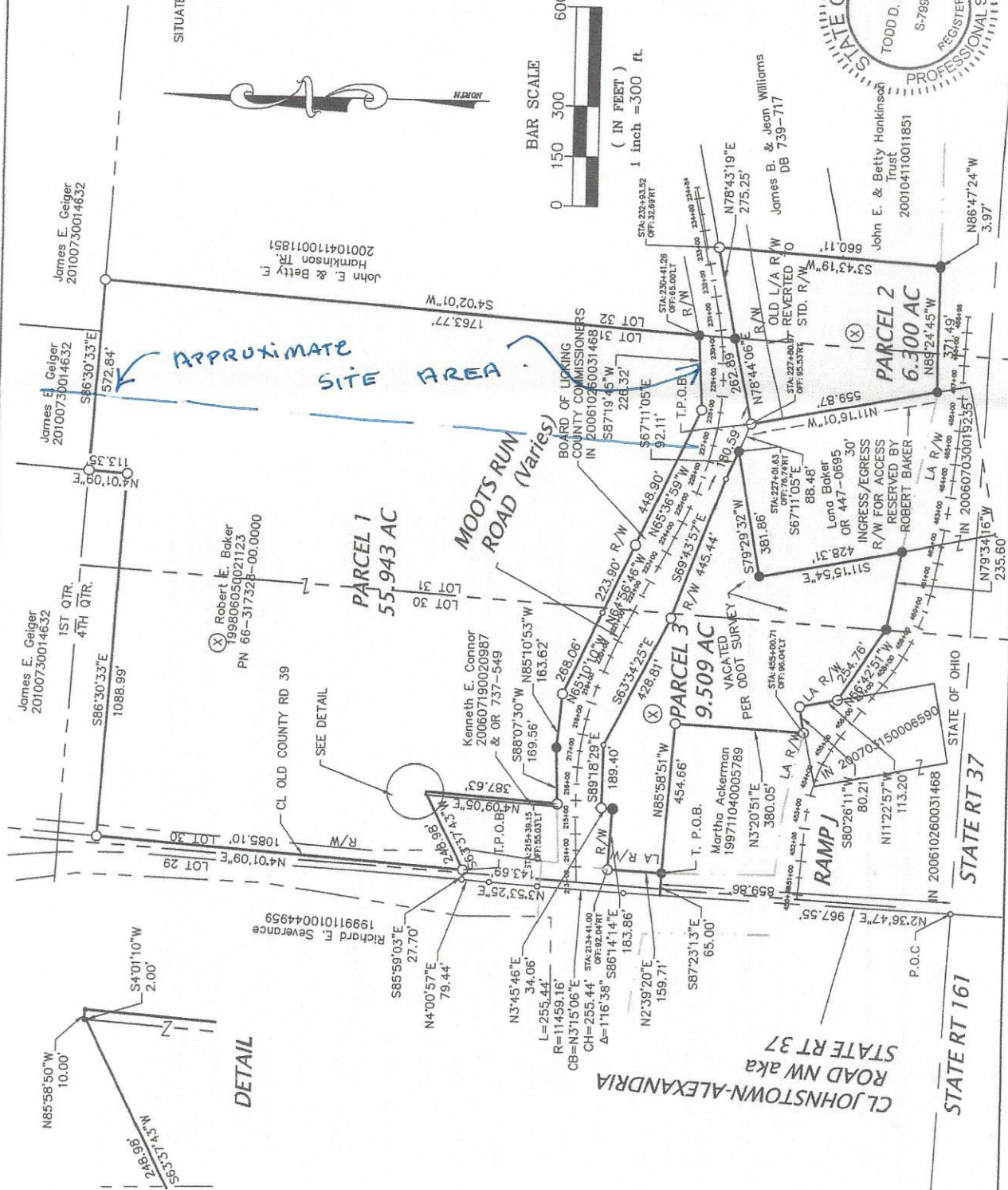
Todd D. Willis, PS
Reg. No. S-7996
Willis Engineering & Surveying
740-739-4030

**WILLIS
ENGINEERING
& SURVEYING**

Todd D. Willis, PS
Reg. No. S-7996
Willis Engineering & Surveying
12512 West Bank Dr.,
Millersport, OH
740-739-4030



(IN FEET)
1 inch = 300 ft.





201511130024774
 Pgs 5 \$72.00 T20150027527
 11/13/2015 2:40PM BX808 NEEDHAM
 Bryan A Long
 Licking County Recorder

55.943 ACRE
 DEED

DESCRIPTION APPROVED
 WILLIAM C LOZIER
 LICKING COUNTY ENGINEER
 APPROVED BY
Wm. C. Lozier 11-12-15

TRANSFERRED
 Date *November 13, 2015*
Michael L. Smith
 Licking County Auditor
 SEC. 319.202 COMPLIED WITH
 MICHAEL L. SMITH, AUDITOR
 BY: *WKL* 1350.00

**DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE
 GUARDIAN, RECEIVER OR COMMISSIONER**
 (per Section 5302.09, O.R.C.)

John D. Baker, Executor of the Estate of Robert E. Baker, ("Grantor"), Licking County Probate Court Case Number 20150338, by the power conferred by the last will and testament, and every other power, for \$450,000.00 valuable consideration paid, grant, with fiduciary covenants, to **Watco. A Limited Partnership** ("Grantee"), whose tax mailing address is 1949 Johnstown Utica Rd NW
Utica, OH 43080, the following real property:

Situated in County of Licking, State of Ohio, being further described as follows:

SEE EXHIBIT "A"

Prior Instrument Reference: Instrument #199806050021123 of the Licking County Recorder's Office.
 Parcel Number: 066-317328-00.000
 Property Address: Moots Run Rd., Alexandria, OH 43001

This conveyance is:

- 1) Subject to easements, conditions, covenants, restrictions and reservations of record, zoning ordinances, building, use and



02140000700000009000

occupancy restrictions, and all existing public streets and legal highways, if any,

2) The lien of real estate taxes and assessments not yet due and payable.

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed this 3RD day of November, 2015.

John D. Baker, Executor
John D. Baker, Executor

STATE OF OHIO

: ss.

COUNTY OF ~~LICKING~~ CUYAHOGA

On this 3RD day of November, 2015, the foregoing instrument was acknowledged before me, a Notary Public in and for said State, by John D. Baker, Executor of the Estate of Robert E. Baker and Grantor(s), and who acknowledged the signing thereof to be their voluntary act and deed. In testimony thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Kevin P. Weiser
Notary Public
KEVIN P. WEISER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Sec 147.03 R.C.

This instrument prepared by: Forsythe, Mills & Neff, Co. LPA, Attorneys at Law

EXHIBIT "A"

Situated in Lots 30 & 31, 4th Quarter, Township 2N, Range 14W, USML, County of Licking, State of Ohio, and being part of the Robert E. Baker Parcels, as recorded in Instrument Number 199806050021123, all references are of the Records of the Licking County Recorder, said parcel being further described as follows:

Beginning at the centerline intersection of State Route 161 and State Route 37, aka Johnstown- Alexandria Road NW; Thence, along the centerline of State Route 37 the following four courses:

North 02° 36' 47" East, 967.55 feet, to a point;

Along a curve to the right with a radius of 11459.16 feet, length of 255.44 feet, chord bearing of North 03° 15' 06" East, chord distance of 255.44 feet, to a point;

North 03° 53' 25" East, 143.69 feet, to a point;

North 04° 00' 57" East, 79.44 feet, to a point;

Thence, South 85° 59' 03" East, 27.70 feet, to an iron pin found, said point being at the northwest corner of the Kenneth E. Conner remnant parcel as recorded in Volume 737, Page 549 of the Official Records, said point also being the True Point of Beginning for the parcel herein described;

Thence, North 04° 01' 09" East, 1085.10 feet, along the Old Centerline of County Road 39, to an iron pin found, said point being at the southwest corner of the James E. Geiger parcel as recorded in Instrument Number 20100730014632;

Thence, South 86° 30' 33" East, 1088.99 feet, along the south line of said Geiger, to an iron pin found;

Thence, North 04° 01' 09" East, 113.35 feet, along said Geiger, to an iron pin found;

Thence, South 86° 30' 33" East, 572.84 feet, along the south line of said Geiger, to an iron pin found, said point also being at the northwest corner of the John E. & Betty E. Hankinson, Trustees parcel, as recorded in Instrument Number 200104110011851;

Thence, South 04° 02' 01" West, 1763.77 feet, along the west line of said Hankinson parcel, to an iron pin set, said point being on the north line of the

EXHIBIT "A" Cont.

Moots Run Road right-of-way, as acquired by the Board of Licking County Commissioners and recorded in Instrument Number 200610260031468, said point also being at STA 230+41.26, 65.00 feet left of said Moots Run Road centerline survey,

Thence, along the north line of the Moots Run Road right-of-way the following six courses:

South 87° 19' 45" West, 226.32 feet, to an iron pin found;

North 65° 36' 59" West, 448.90 feet, to an iron pin found;

North 64° 56' 46" West, 223.90 feet, to a point;

North 65° 10' 10" West, 268.06 feet, to an iron pin found;

North 85° 10' 53" West, 163.62 feet, to an iron pin set;

South 88° 07' 30" West, 169.56 feet, to an iron pin found, said point being at the southeast corner of the Kenneth E. Conner remnant parcel as recorded in Instrument Number 200607190020987, said point also being at STA 215+39.15, 55.03 feet left of said Moots Run Road centerline survey;

Thence, North 04° 09' 05" East, 387.63 feet, along the east line of said Conner remnant, to an iron pin set;

Thence, North 85° 58' 50" West, 10.00 feet, along the north line of said Conner remnant, to an iron pin set;

Thence, South 04° 01' 10" West, 2.00 feet, along said Conner remnant, to an iron pin set, said point being at the northeast corner of the Kenneth E. Conner remnant parcel as recorded in Volume 737, Page 549 of the Official Records;

Thence, South 63° 37' 43" West, 248.98 feet, along the north line of said Conner remnant parcel, to the True Point of Beginning:

Containing 55.943 acres, more or less.

Bearings are based on State Plane Grid, South Zone, NAD83 (2011)

All iron pins set are 5/8" dia. rebar with Orange ID Cap.

Part of Parcel No. 66-317328-00.000

EXHIBIT "A" Cont.

This Description is based on a survey made by Todd D. Willis in August 2015,
Reg. Surveyor No. 7996.

Property Address: Moots Run Rd, Alexandria, OH 43001
Tax ID No.: 066-317328-00.000